



Board of Directors Meeting

Thursday, April 6, 2023; 6:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

- I. **Call to Order:** Call to order at 6:05PM, Those in attendance included Board Members: Darius Baer, Anna Navarro, John Eckhardt, Brandon Culter, Jarvie Worcester, Dave Kremer, and Martin Lear arrived at 6:15PM. Danielle McDonough and Vincent Gennarelli from RowCal were present as well as Stan Jezierski, the association's attorney.
- II. **Agenda Changes/Additions** - There were no additions or changes made at this time
- III. **Introduction to Vincent** - Rock Creek's New Community Manager! - Vincent was introduced to the community and commented for a brief moment.
- IV. **Open Forum**
 - A. Homeowners were present to ask questions. Many homeowners expressed their desire for metal fencing.
 - B. One homeowner brought up the topic of Xeriscaping and how that is implemented in the community
 - C. Another homeowner commented on Trash Collection and Composting.
- V. **Homeowner Correspondence** - Time Sensitive/Board Input Needed
 - A. One home was addressed, specifically in regards to if the ACC had addressed their request yet, and they had.
- V. **Marshall Fire Rebuild Statuses** – The rebuild status spreadsheet was linked to the agenda for the board's review and general questions were answered. The board then requested that the Management company begin to track for sale homes and homeowner plans.
- VI. **Consent Agenda**
 - A. Meeting Minutes 02/27/23 Approved by Darius seconded by Martin
 - B. February 2023 Financial Statements Approved by Anna Seconded by Darius
- VII. **Managers' Report**
 - A. Management Summary/Report - The Management summary and report was linked for the board to review
 - i. The Board had some requests for the RowCal Management to implement moving forward in their next summary report.
 - B. Violations Update
 - i. SmartWebs Historical Violations & Plan - There was discussion surrounding how to digest this material and go through it. The management team was asked to upload it to Google Drive, and email it to the board.
- VIII. **ACC Committee** - The ACC was not present at this meeting and the board discussed the timeliness of ACC requests. The board confirmed that the ACC is continuing to review ACC requests in a timely manner. The Management commented on the most recent meetings and the types of requests we have recently been seeing.
- IX. **Old Business** - The topics discussed included the new Waste Connections bid as well as Fences.
 - A. In addition to reviewing the new Waste Connections bid from the current vendor, a bid from Waste Management was presented.
 - B. The Board discussed the favorability of metal fencing in the community and generally favored the idea.

- X. **New Business** - There were comments on the Easter Egg hunt and upcoming events. Additionally, the board discussed general upkeep of homes and decided to send out a general reminder email to the community.
- A. Policy Review & Discussion on Need for Policies - The board did not reach this part of the agenda and chose to move this to next month's meeting

XI. Adjournment to Executive Session

In executive session the board may discuss:

- (1) matters pertaining to employment or management
- (2) consultation with legal counsel
- (3) investigation of criminal misconduct
- (4) matters legally protected from public disclosure
- (5) matters which would violate individual privacy if disclosed
- (6) discussion of communication with legal counsel