

## ROCK CREEK MASTER HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

### **CALL TO ORDER**

The Rock Creek Master Homeowners Association Board Meeting was held on January 26, 2023, at 6:00 p.m. The meeting was held virtually via google meeting. Board Members present were John Eckhardt, Anna Navarro, Brandon Culter, Darius Baer, David Kremer, Jarvie Worcester and Martin Lear. Sabrina Lopez, CMCA, AMS represented RowCal Management. Also present was Stan Jezierski, Association Attorney.

**AGENDA CHANGES/ADDITIONS** – There were none.

### **OPEN FORUM**

There was discussion from those owners present on fencing and assessments.

### **CORRESPONDENCE**

Account DENRCHOA73945 Airbnb Concerns - Owner of Airbnb was present and provided her position to the board. The board thanked her for attending the meeting and responding to the notice. The board determined that there will be no change to the current Short Term Rental Agreement, and they will allow them to continue under the agreement.

Account DENRCHOA74338 Request for Waiver - Owner not present. The board reviewed the request. A motion was duly made by Anna Navarro, seconded by Darius Baer and unanimously carried to accept \$370 paid in full by the owner and all other late fees to be waived to bring the account current.

Account DENRCHOA72969 Request for Waiver – Owner not present. The board reviewed the request. A motion was duly made by Dave Kremer, seconded by Jarvie Worcester and unanimously carried to waive \$39.62 in late fees.

Account DENRCHOA72687 Request for Waiver – Owner not present. The board reviewed and noted that assessments cannot be completely waived, however trash and recycling services are being credited to those homes not using this service as it relates to the Marshal Fire.

Account DENRCHOA73478 STR Application – Owner was present to discuss his STR request. A motion was duly made by John Eckhardt, seconded by Jarvie Worcester and unanimously carried to deny the short term rental application as presented.

### **MARSHALL FIRE**

Rebuild Statuses – The rebuild status spreadsheet was linked to the agenda for the board's review.

### **CONSENT AGENDA**

A motion was duly made by Jarvie Worcester, seconded by Dave Kremer and unanimously carried to

accept the following items: October 27, 2022 Board Meeting Minutes, October 13, 2022 Board Meeting Minutes, November 2022 and Year End Financial Statements for 2022 and the 2021 Draft Audit.

### **MANAGERS REPORT**

The management report was presented to the board. The board identified some additional items they would like to see included in the report. There was a question on prior violations and if they are being followed up on. It was noted that prior management violations could not be continued where they left off on as we do not have their database to do this. However, they would be restarted under our management, unless they were already with the attorney. After further discussion, the board had identified that they had different expectations on this, which will be further reviewed with the RowCal team.

### **ACC COMMITTEE**

The Architectural Committee was not present. A report from SmartWebs was provided for the boards review. The board had some comments on additional items they would like to be reported on verbally indicating that the report provided to the board for their review was not enough as the owners could not view the report.

### **OLD BUSINESS – None**

### **NEW BUSINESS**

Waste Connections - Discussion with owners and Association Attorney regarding waiving fees for specific services such as the trash and recycling for those owners not using this services as they are not in their homes still due to the Marshal Fire. A motion was duly made by Dave Kremer, seconded by Jarvie Worcester and unanimously carried to waive the trash and recycling fees for those homes that have been affected by the Marshal Fire and are not using this service upon request by the owner.

Waste Connections Contract Renewal in 2024 – Discussion about renewal with Waste Connections in 2024. They are working on some quote options to include composting. Board to decide if they would like to take this out to bid or remain with Waste Connections.

Fire Resistant Fencing Options – Trish Cheek presented on fencing options that are fire resistant. The floor was open to discussion. Many members provided their input on fencing and that they would like to have fire resistant fencing options. The board would like to form a committee to begin looking into options for fencing again. Volunteers were Trisha Cheek, Brandon Culter, Jarvie Worcester, Darius Baer, John Heckman, Thom O'Connor and Yael Beirkatz. John Eckhardt noted that the ACC is willing to help as well. A motion was duly made by John Eckhardt, seconded by Jarvie Worcester and unanimously carried to create a fence committee. Such committee is responsible for proposing fire-wise fencing options to the board. The city will be contacted to see if they are willing to join in on the discussion with the committee.

Association Services Documents – Association attorney was asked to review the bank document before signing.

Event Planning and Update – Event Creations has provided dates for the events planned this year for confirmation by the board along with the movie night agreement and invoice. The board reviewed and agreed on the dates provided. The association attorney was asked to review the movie night agreement before signing.

Officer Elections – A motion was duly made by John Eckhardt, seconded by Darius Baer and unanimously carried to keep all officer positions the same.

#### **EXECUTIVE SESSION**

The board adjourned the general session to enter into an executive session at 8:36p.m. The board discussed collection matters and reviewed those matters with the attorney. The board would like to receive monthly status reports from the attorney moving forward.

During the executive session the board reached a decision as they exited the executive session the vote was ratified as follows: A motion was duly made by Jarvie Worcester, seconded by Darius Baer and unanimously carried to pursue a receivership against Account DENRCHOA72642.

#### **ADJOURNMENT**

With no further business to conduct, a motion was duly made, seconded and unanimously carried to adjourn the meeting at 10:36 p.m.