

# ROCK CREEK MASTER HOMEOWNERS' ASSOCIATION, INC.

John Eckhardt, President  
Anna Navarro, Treasurer  
Martin Lear, Member at Large  
Darius Baer, Member at Large  
David Kremer, Member at Large  
Jarvie Worcester, Member at Large

## BOARD OF DIRECTORS MEETING MINUTES August 31<sup>st</sup> 2023

**CALL TO ORDER** – The meeting was called to order at 6:03pm with all Board members present, except Brandon. Brad, Jason, and Ken from RowCal and Stan, legal counsel was also present in conjunction with 12 homeowners.

### HOMEOWNER FORUM

#### MARSHALL FIRE REBUILD STATUSES

- a. Spreadsheet review – Standing item for Board.
  - a. Check Vincents items for an update and to review the process.
  - b. Checking for any issues for any homeowners' applications for rebuild.
  - c. Per Johns knowledge there aren't any issues at the meeting.
  - d. Property on Ajax court will require the attention of the Board as it will need Board approval as it goes outside of the parameters.
    - i. Follow up with the Board at the next meeting.

#### APPROVAL OF PRIOR MEETING MINUTES – 7/27/23

- a. On a motion noted and seconded, The Board moved to approve the July meeting minutes. One abstention. No opposition - 5-0-1

#### FINANCIAL REVIEW

- a. The action item for management is to review financials and notate highlights for the BOD.
  - i. Tabled for next month's agenda.

#### VIOLATION UPDATE

- b. Confirmed closed violations are truly resolved\* Review process as it should follow the enforcement policy.

#### ACC COMMITTEE REPORT

- a. ACC Updates were reviewed outlines actions taken during the month of July.

#### OLD BUSINESS

- a. Waste connection contract was signed.
  - a. The manager did meet with Vendor to express frustrations with service with the Board.
  - b. The board's request is to communicate with the vendor bi-weekly to ensure services are adequate.

- b. Xeriscaping Policy Vote
  - a. The Board discussed the Xeriscaping Policy and any language that may need to be added or removed to provide clarity to any potential ambiguity.
    - i. On a motion policy approved as written with a modification with the 80% to include language to specify period of allowance for plant to grown. Motion seconded by Anna; Motion passed vote passed unanimously.

## **NEW BUSINESS**

- a. Movie night update
  - a. 600 people attended all positive next event is October 7<sup>th</sup> at Purple Park
- b. Mailing Costs to be reviewed between management and the Board.
- c. 2024 Draft Budget
  - i. The Board discussed the overall review for the budget and timelines for finalization.
  - ii. September and October to finalize the budget for the Annual Meeting set for November.
- d. ACC candidates
  - i. Introduction and reasons for interest in joining the ACC team.
  - ii. Jay Goodman, Kate Geer, Victoria Pane
- e. Action items for management
  - i. ACC
    - a. Touch base with the ACC Committee Chair to see how they are feeling and if anyone would like to step off the committee, pulse check.
    - b. 2 meetings a month so contact me for the next meeting.
    - c. 2 seats available.
    - d. Meet with Dan and Dawn
    - e. Next ACC meeting is 9.12.2023 6:00 pm mountain time.
    - f. The Community Manager is to respond to ACC requests.
  - ii. Expectation Document from BOD and RowCal to each other to assure alignment.
  - iii. Action item added to produce new budget.
    - a. Export the 2023 budget from the system and send it to the Board. Review event coordinator expense and then. Need to get the actuals for all columns. Need to get it over to the Board. The Board needs to have the draft budget no later than the 15<sup>th</sup> of September.
    - b. Action item to review costs of addendum charges and reason for costs. Addendum reason for pass through charges. Remind the Board that everyone should not have to cover the expense for owners in violation. That is why it is a pass-through fee and not included in the all-inclusive contract.

## **EXECUTIVE SESSION**

- a. The Board reviewed delinquent accounts and moved the account to foreclosure as recommended by the HOA attorney.

**ADJOURNMENT: 8:00PM**