



Board of Directors Meeting
Thursday, July 27, 2023; 6:00 p.m.
Google Hangouts Meet: Sign-Up Online (Website)

- I. **Call to Order at 6:06PM.**
 - A. Members present included John Eckhardt, Anna Navarro, Brandon Culter, Martin Lear, Dave Kremer, and Darius Baer. Additionally, from RowCal management CXO Danielle McDonough, Director of Management Brad Farnham, and Manager Vincent Gennarelli were present.
- II. **Agenda Changes/Additions**
 - A. **ACC Interest form** - Linked here was an interest form to send to membership that was added to the agenda after it had been sent to membership by management. It was approved by the Board of Directors to be sent out to the Homeowners. It was advised by the board that next time it should be put under the ACC section.
- III. **Open Forum**
 - A. **Homeowner Chip:** Thanked the board for their volunteership and time. Encouraged the board to continue to fight on the airport noise. Encouraged more communication from the HOA board.
 - B. **President John:** Commented that because it is an ongoing legal issue, the Board of Directors cannot disclose information at this time and emphasized if they disclose to one they must disclose to all.
 - C. **Homeowner Brad:** Brought up additional litigation.
 - D. **Homeowner Alison:** Discussed more plane frustrations.
 - E. **Homeowner Sarah:** Echoed similar comments on frustrations of the airport noise.
- IV. **Homeowner Correspondence - Time Sensitive/Board Input Needed**
 - A. **1162 E Riverbend Appeal** - Tree Violation
 1. Manager Vincent took time to represent the homeowner in reference to their appeal regarding not currently having a planted tree in their front yard.
- V. **Marshall Fire**
 - A. Rebuild Statuses - Linked here for the Board to review was a spreadsheet on the current rebuild progress of the Rock Creek homes.
 1. Two Home Rebuilds Submitted this month
 2. Four Home Rebuild Updates Submitted this month
 - a) The board has requested that we send out physical letters to homeowners with plots to further understand their desires for rebuilding or not. Seek approval on cost.
- VI. **Consent Agenda**
 - A. Meeting Minutes 7.06.2023, Vote - Darius motioned to approve as written, seconded by Anna, all in favor none abstain. One not present.
 - B. June 2023 Financials, Vote - Anna motioned to approve as written and seconded by Martin. All in favor with none abstaining. One not present.
 1. Financial Highlights (Created by Manager) - Linked here was a financial highlights document for the board of directors to review documenting expenditures for the month.
- VII. **Managers' Report**
 - A. Management Summary and Report - Linked to this document here was a management summary and report created by the management company showing an overarching picture of the management team's actions this month.
 1. Management Summary & Report Detail - Linked here is the above document but in further detail, further explaining action items and fiscal responsibilities of the community.

2. RowCal Meeting - During this time, the Board of Directors and the RowCal team discussed the necessity of the The Board and the RowCal team to meet to iron out some topics together.

VIII. ACC Committee

- A. ACC Review and Status Update - Linked here, was a quick update to the ACC committee, how quickly applications are being approved (around 14 days), and the types of projects being seen recently.

IX. Old Business

- A. Waste Connections Contract and Updates - Linked here was the Waste Connections Contracts and updates. The Board of directors briefly commented on where we were in process with it and what needed to happen to continue the process including sending it to the Association attorney and having final signatures.
- B. Xeriscaping Policy - Linked here was a rough draft of the new Xeriscaping policy that Vice President, Brandon Culter had created with the Association's Attorney. There were many comments made on this document including narratives surrounding "how deep" one should get into the specifics from Treasurer, Anna Navarro along with suggestions from ACC member Dawn Garner. President John Eckhardt asked management to send a reminder email on this the following day.

X. New Business

- A. Movie Night Update, From event planner
 1. At this link, one could find a small update from the Association's event planner showing an update on the most recent, successful movie night for Rock Creek.
- B. HB 23-1105 - Task Force Policy
- C. HB 23-1233 - Electrical Charging at Multi-family Buildings
- D. SB 23-178 - Xeriscape
 1. Linked above were three new policies in HOA management. Both manager Vincent Gennarelli and Vice President Brandon Culter commented on specifics and how they related to the Association.

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