



## 3<sup>rd</sup> Quarter Board Meeting Minutes Wednesday, August 15, 2018

### **4:03 pm – Board Meeting Commenced**

#### **Attendees**

Board Directors: Ruth Johnston, Kevin Hahm, Cliff Gilley, Coco Carino Groth  
ROA Staff Members: Amy Atchison (Director), Laura Falter (Communication Manager),  
Connie Harrington (Accounting Manager), Kayte Beatie  
(Community Manager)  
Resident Attendees: Phillip Moon (Board of Director Candidate)

#### **Procedural**

Meeting called to order by Ruth Johnston; quorum met.

#### **Public Comment**

None

#### **Approval of Meeting Minutes**

Minutes from the June 20, 2018 Board meeting unanimously approved as written.

#### **2018 Financials**

- Financials year to date were reviewed and discussed. The association is performing well ahead of budget expectations.
- Delinquency update provided by Accounting Manager. Currently at less than 0.5% delinquency.
- Accounting Manager briefed the Board on the 2<sup>nd</sup> Quarter Document Processing reconciliation as required by the auditors. Reports and accounts all matched.
- Pulte 2018 sales projections were compared to current occupied units. Pulte has closed on the last few Eagle Pointe homes and has very few Highland Vista units to complete.

#### **Board Directives for Reserve Expenditures**

The Board unanimously approved:

- Timbers-01-Reserve study site visit; Component #1922
- Eagle Nest-01-Reserve study site visit; Component #1922
- Eagle Pointe-02-Reserve study site visit; Component #1922
- MSTR-05-Replace office equipment; Component #912
- MSTR-06-Reserve study site visit; Component #1922
- MSTR-07-Replace/repair wood mailbox clusters; Component #408

### **Sign Policy Implementation Plan**

The Community Manager shared the implementation progress of the revised Sign Policy. The ROA is discussing sign placement options with the City. The Association Communication Manager is working on developing a reservation system for our website. The Association office hopes to have the infrastructure in place by 4<sup>th</sup> quarter 2018.

### **2018 Legal Update**

Legal counsel was unable to attend the meeting today. Director briefed Board on recent legislative changes affecting Associations as per an email from, and previous discussion with, Legal Counsel. Brief discussion on post-transition New Construction Committee (NCC) and modification approval process. The key objective is to limit interruption of New Construction and modification application review once Pulte relinquishes control of the NCC.

### **Policy Revision Considerations**

The Board shared frustration around, and discussed enforceability of, the Pet and RV policies. Board members asked staff questions, engaged in discussion of various hypothetical scenarios, and considered the Associations duty to the community. These policies will be reviewed in more detail, with the intent of revision, during the annual Board Retreat in the fall.

### **Around the Table**

The Board and staff briefly discussed:

- **Annual Meeting:** Coco Marino Groth will co-host Annual Meeting with Association Director.
- **Social Media:** In general, the Association staff does not participate in social media chatter. Board members were encouraged to check in with staff if they have questions or concerns about topics being discussed on social media that would involve the Association.
- **Election Update:** 160 ballots have been received. We need 400 people to participate in order to reach quorum and confirm the election/meeting. Staff encouraged the Board Directors to remind neighbors and friends to VOTE!
- **Labor Issues:** The serious lack of manual labor work force was discussed as it pertains to landscape maintenance in the community. Association management is in frequent contact with NLS regarding site performance and initiatives to secure a larger crew.
- **Joint Committee Representation:** The Board appointed Cliff Gilley to be the second Association representative on the Joint Committee. The Association Director holds the second Association seat and acts as Joint Committee Secretary.
- **Association Staff Updates:** The Board was advised of the recent resignation of the Outreach Manager. Everyone wishes Sheri well in her new endeavors! A job posting has been created and was sent out to the community via the eblast this week. The Association Director hopes to have a new person in place by the end of September.

**4:56 pm – Session Adjourned**