

**R. R. HOA
Annual Meeting Minutes
October 8, 2024**

A meeting of the RRHOA members was held at 7:00 pm on October 8, 2024, at 386 Lewis Lane, with the following present.

DIRECTORS IN ATTENDANCE

Brad Elliott
Alyssa Erdman
Nina Itin
Doug Leibinger
Ken Smith

OWNERS IN ATTENDANCE

Rebecca Leibinger Jacob
and Ginger Opp
Jerry and Linda Gustafson Jamie
and Gwyn Knowlton Tim Itin
Ken Ransford
Brian and Rachel Schaefer Tom
Moore
Mark Campisi

VIA MICROSOFT MEETING

Jay Skyler Scott
Scherer Walt
Mischer Adam
Gillespie

The meeting was called to order by President Brad Elliott. A roll call was taken and it was determined that the meeting had a quorum.

Copies of the 2023 Annual Meeting Minutes were distributed and approved.

Old Business

Brad and Ken gave brief updates on the water system activity in the 2024 season. There was a discussion of this year's landscaping by Daly Property Services. The key comments were that Daly provided much better service this year with Justin being our main contact and that the performance still benefits from active involvement from the landscape committee.

Brad thanked Evan Radler for his contribution of the beautifully reworked entry beds, which will be an ongoing enhancement to our community.

Brad discussed the continuing work to update our legal documents.

Ken explained that the tennis court repair was delayed a year because of the availability of the subcontractor. After the meeting Doug provided another contractor contact. Ken called him and he is planning to look at the repair next week.

New Business

Ken presented the proposed budget for 2025 with a quick line by line explanation. Increasing the quarterly assessments to \$750 was approved by all. There was quite a bit of discussion concerning hiring a HOA Management Company for 2025, which the board is currently exploring. Concerns and discussion were mainly about cost, need and value added. Evan gave a good explanation of the benefits. Ken read a list of included services from the one proposal received so far. The board plans to get several more proposals and will update owners when more is

known. Ken explained that the 2025 budget is an evolving document and as such the current proposed budget was approved by all.

There was a brief discussion about the 2024 reserve fund contribution, which is projected to be about \$30,000, if all accounts are paid in full by year end. Unpaid assessments directly affect this amount. Ken mentioned that there are 9 owners with accounts over 60 days past due.

Discussion indicated that email invoices are easily missed, which we suspected was the cause. The board instituted a policy to also mail invoices earlier this year, so if you do not receive a 4th quarter invoice in the next week, please contact Kim. Also mentioned, was the desire for an auto pay option, which should be available from most HOA Management Companies.

Ken mentioned the need to open a money market account in order to get current rate interest on these reserve funds.

Evan explained his previous experience with GGA Partners, a firm that specializes in HOA long term vision and planning. He has set up a Microsoft meeting with them for the board to hear about their concepts and services. We currently have no commitment to GGA.

There was a brief overview discussion of our irrigation water system as or biggest long term planning project, which we want to begin planning in 2025 .

Brad explained that the board would like to more formally use subcommittees for our key projects and it was decided that the committees would be Water, HOA. Management/Documents and Landscaping. All owners are encouraged to participate. Scott Scherer and Tim Itin volunteered to work with Jerry and Ken on water. Landscaping currently includes Alyssa, Nina, Evan and Ken. HOA Management includes Brad, Evan and Ken.

Documents includes Brad and Nina. Please notify the board of any new interest or corrections.

The group discussed painting the fence along Willits Lane as we budgeted for in 2025, Evan is currently getting additional bids for this work. There was a proposal that the painting be completed by owner volunteers, but it was not decided who this group would be. The first bid we received is for \$9400 and includes pressure washing, scraping, spot sanding and two coats of brushed on solid body stain. If there is a group that actually wants to take this on, please let us know. In the meantime, we'll proceed with the bidding process.

Eight people indicated interest in running for the anticipated 5 board positions, two people decided not to run leaving six candidates. Since we had 6 board members last year, we decided to have six again this coming year, so no election was necessary. The new board is Brad Elliot, Alyssa Erdman, Doug Leibinger, Evan Radler, Walt Mischer and Ken Smith. Officers will be decided at the upcoming organizational board meeting.

Submitted by
Ken Smith