

RRHOA
Board of Directors Meeting Minutes
May 16, 2024

A meeting of the RRHOA Board of Directors was held at 8:00 am on May 15, 2024 at the pond, with the following present.

DIRECTORS IN ATTENDANCE

Brad Elliott
Alyssa Erdman
Nina Itin
Mike Kish
Doug Leibinger
Ken Smith

Old Business

The meeting minutes for the annual meeting were approved and Brad will email the minutes to owners.

The account of one owner is overdue for \$6558. The board agreed to continue to follow current Collections Policy and file a lien after another 10-day notice. Nina will work with Kim on this.

At the end of 2023, the HOA had \$9,112 in Reserve Funds. We have also collected on a long past due account, so the board will set up a money market account and fund it with \$15,000. Nina will work with Kim on this.

Ken reported that the tennis court repair company, which we had contacted, can no longer repair our court this year. The board will research other options or possibly delay the repair until 2025.

New Business

The board discussed Peer Erickson's Irrigation Audit Report, which recommend either even/odd, (every other day) scheduling or even/odd & AM/PM scheduling for the HOA irrigation system. The board decided to implement the even/odd scheduling as the least restrictive. Ken will forward the report and a more detailed explanation to all owners.

The board discussed the possibility of hiring an HOA management company. Board members will research options further and share the information at the next meeting.

Daly did a very good and more timely job on the Spring clean-up this year. They will be moving the big gun sprinkler on the common area this summer. Last Fall, Daly was unable to finish the perennial plantings at the entry beds because plants weren't available. Alyssa will work with

Daly to finish planting this Spring. We will also meet with Daly to discuss flower planters and a drip irrigation system for the wagon, additional pruning around the pond, sprinkler watering schedules and request that they move the beach furniture when they mow. Ken will set up a meeting with Daly, Alyssa and Nina.

There was a question about whether the natural grass area on south side of the pond could become a fire hazard. If needed, the area can be watered with the big gun sprinkler. The board agreed that if the tall grass became a dry fuel source later in the season, we would have Daly mow it.

The HOA has a provision in the Architectural Guidelines, which states “No exterior light whose direct source is visible from a neighboring property or which produces excessive glare Shall be installed”. There are a number of bright exterior lights that are bothering neighbors, so Nina will prepare a memo to be sent to all addressing the issue.

Submitted by
Ken Smith