

RED ROCKS SUBDIVISION ASSOCIATION
2021 ANNUAL MEMBER & 2022 BUDGET RATIFICATION MEETING
MINUTES

Wednesday, December 1, 2021 @ 7:00
Location: Virtual via Zoom

Call to Order & Determination of Quorum. Melanie Hopper, Treasurer/Secretary, called the meeting was called to order at 7:03 p.m.

With 20 properties represented in person and 35 proxies, a quorum for the annual meeting was established.

Welcome & Introductions. Jill Maturino, Vice- President and Todd Busse introduced themselves. Melanie thanked everyone in attendance and all the members who provided or secured proxies for the meeting.

Year in Review. Melanie reviewed the accomplishments and challenges for the year. She reported the Board adopted the 9 Responsible Policies, and created and adopted a cheat sheet of the CRRs with clarification. She noted seven properties had sold this year and five architectural requests were submitted. She reminded everyone to submit an application anytime they are making changes to the exterior of the property. Todd also reminded people they are obligated to complete the plan as submitted, and if access was needed through the back yard off of the common area, member must seek permission from the Board.

Melanie also reported the Board tasked the management company with compliance inspections, and asked members to please comply when they receive a courtesy reminder. Also, to take the reminder as just that and not feel slighted. We are only giving you a reminder of the CCRs which we all must follow. Changes to the CCRs is on the Agenda for discussion later. Todd reported irrigation has been great the past few years and thanked Christine with CIC Management for connecting the Association with the resources needed to solve the past issues with the system. Todd reported the Association is no longer replacing or pumps annually which had been costing the Association \$10,000 annually and resulted in Special Assessment. We now have a consistent and reliable irrigation system.

Melanie mentioned the Association does communicate via Facebook and through the portal. We will be moving more and more to the portal and the domain will be linked to the portal beginning in January. We encourage members to sign up to the portal. Also of note, there are only 2 severely delinquent accounts and the Association is pursuing all action to clear those accounts.

2022 Budget Ratification. Christine presented the 2022 Annual Budget noting the assessment increase for the year. She reviewed anticipated expenses and the EOY projections for 2021.

Christine then reminded members of the ratification process and asked if there were any objections to the 2022 Budget. There were no objections. Being none, the 2022 Budget was ratified and members present voiced support of the budget.

Vote on Proposed Bylaws Change. After discussing the merits of each amendment and answering questions from the members, the vote on the amendments was taken. Vote on the Amendment to Article III Meeting of Member Section 4 was as follows: Quorum requirement of 20% passed with the following eligible votes -- 45 yeas, 7 nays, 2 abstained. The change in quorum requirement to 20% was approved.

Vote on the Amendment to Article IV Board of Directors: Selection: Term of Office Section 1 & Section 2 was as follows: 52 yeas, 0 nays, 4 abstained. The change of terms office was approved.

CCR Updating Discussion. Melanie reported the Board would be looking at updating the CCRs this year and wanted feedback from members about other changes. She opened the floor to discussion. The items discussed, possibly amending the trailer storage requirement to make storing in front of the fence ok; pros and cons of short-term rentals; and, Todd noted the CCRs need to be updated to make them consistent with current state statutes.

Nominations and Elections. Jill Maturino, Melanie Hopper, and James Gilliam were the only nominees for the 3 open positions. They Bylaw changes are now in effect. With no contested seats, the nominees were elected by acclamation by those present. Since there was not a tally vote, the newly elected board will determine which of them would serve the 1-year term, 2-year term, and 3-year term.

Open Forum

The City's plans for expansion Fremont Street was noted as a concern. The Association encouraged members to get involved in City dialogue.

Adjournment. With no further business to discuss, Melanie adjourned the meeting at 813 p.m.