



Annual Board Meeting Minutes

October 27, 2022 at 6:30pm

Go To Meeting:

Please join the Go To Meeting from your computer, tablet, or smartphone

<https://meet.goto.com/519325941>

You can also dial in using your phone:

United States: 1 (646) 749-3122 Access Code: 519-325-941

In attendance:

Sarah Goodman- President

Kyle Strongin- Vice President

Renee Walker- Treasurer

Derrick Boyd- Secretary

Dawn Kelly- Property Management Group (PMG)

Janna Perez- Property Management Group (PMG)

Attendees: Ashley & Ryan Lynn, Bill Perro, Bill Stermer, Brian Miller, Cari Starosta, Cyndi Matula, David Fortson, Doug Starosta, Dwayne Adkins, Ed Dally, Fred & Jacquie Patrick, James & Donna Simmons, Jesse Apple, Jim Gaffney, Joel Nyman, Ken Robertson, Kenneth Sapp, Laura Paulsen, Laurie Hamic, Melony Bennett, Michael Ashorn, Bo Walker, and Robert Wilkins

Call to Order/Board Introductions/Notice of Quorum (Sarah Goodman):

- Sarah Goodman called the meeting to order at 6:30pm and all four board members (Kyle Strongin, Renee Walker, Derrick Boyd, and Sarah Goodman) stated they were in attendance for the annual meeting.

- Dawn Kelly (PMG) stated that board quorum was met to conduct the annual meeting.

Approve Prior Meeting Business (Derrick Boyd):

- Derrick Boyd made a motion to approve the prior meetings minutes from 23 Oct 2021. Sarah Goodman seconded this motion, all in favor, and the motion passes.

Announcements: (Sarah Goodman):

- Thank you to everyone that attended the town hall. We had some productive discussions, and we are making a path towards the future. We will be shaking things up a bit for 2023, so stay engaged. In addition, huge thank you to everyone that stepped up to help with the common area mowing. Thank you to the Dake's (Acorn) for the picnic table donations at the pavilion. Big thank you to Kyle Strongin and Jim Butler for their years of service on the RCR Board.
- Mr. Butler submitted his Board resignation last month. We will be having a special meeting election to fill that vacancy for the 1 year remaining on the term.

Current Business (Sarah Goodman):

- ACC Approvals: 82
- 2022 Board Hearings: 11

Resident Q&A:

- ***Ken Sapp:*** Mr. Sapp requested that under new business the 2023 budget approval, fees approval, and reserve account automation should be tabled for the new board members to decide. Mr. Sapp stated that the 2023 budget was proposed off the July 2022 financials and should be with the most current financials, the reserve study is not up to date, and the \$250,000 transfer to the reserve account is possible and could avoid the raising of assessments.

Board Open Forum:

- ***Kyle Strongin:*** Kyle Strongin thanked the board and neighborhood for allowing her to serve on the HOA board and past ACC committee. Mrs.

Strongin enjoys her neighbors and is looking forward to new board members serving the community.

- ***Renee Walker:*** Renee Walker thanked the finance committee for all of their hard work. Mrs. Walker stated that there is a lot of behind the scenes work being conducted for the community. Mrs. Walker thanked Kyle Strongin because she has been a tremendous asset to the board.
- ***Derrick Boyd:*** Derrick Boyd thanked the ACC committee for all the background work that they do on a daily basis to help keep property values up for the community.
- ***Sarah Goodman:*** Sarah Goodman thanked the social, finance, ACC committee, and the management company for all of their hard work. She thanked the finance committee that keeps the community in spending line, Derrick Boyd who helps make the hard decisions with the ACC committee, and she appreciates all of the volunteers who have made the community great the last couple of years. Ms. Goodman hopes that 2023 gets off to a good start since there are many projects in the works and would like this upcoming year to be more peaceful and quiet.

New Business:

- ***2023 Budget Approval (Renee Walker):*** Renee Walker made a motion to approve the 2023 Operational Budget as presented, Sarah Goodman seconded this motion, all in favor, and the motion passes.
- ***Reserve Account Automation (Renee Walker):*** Renee Walker made a motion to move the approved reserve funds automatically as outlined in the 30-year reserve spending plan. Sarah Goodman seconded this motion, all in favor, and the motion passes.
- ***Contract Renewal (Kyle Strongin):*** Kyle Strongin made a motion to renew the Yellowstone landscape contract effective 1 December 2022. Sarah Goodman seconded this motion, all in favor, and the motion passes.
- ***Fines Approval (Derrick Boyd):*** Derrick Boyd made a motion to place appropriate fines and penalties on 65 homes within the community for CCR

violations utilizing the fining policy. Sarah Goodman seconded this motion, all in favor, and the motion passes.

- ***Fees Approval (Renee Walker)***: Renee Walker made a motion to increase in the annual dues in accordance with the RCR CCRs by 10% to \$799.00 per lot, per year. Sarah Goodman seconded this motion, all in favor, and the motion passes.

Election Results:

- Dawn Kelly (PMG) stated that voting quorum was met and the online voting portal was shut off at noon on October 26, 2022. Dawn Kelly will post the total voting counts on the website for homeowners to view. Dawn Kelly stated that Oscar Iturralde and Dwayne Adkins were both elected to the board by homeowner votes for 3-year terms.

Adjourn:

- Meeting adjourned at 6:43pm.