

Annual Board Meeting 11/29/2017 @6:01pm with quorum

Rockrimmon Library
832 Village Center Dr., Colorado Springs, CO 80919

Board members in attendance

Don Frueh
Barbara Ocone
Annette Hubbell
David Packiam
John Baker – resigned

Guest speaker in attendance:

Mike Brandl- guest

Also in attendance:

Kristie McKitterick

Guest speaker

- Mike Brandl from the American Family Insurance – Topic -Liability coverage for the home owner’s association.

Introduction of the board members – Don Frueh, Barbara Ocone, David Packiam and Annette Hubbell

President introduction and welcome to the community members in attendance.

2016 Annual Meeting minutes:

Motion from the floor to approve the 2016 minutes, motion from Barbara of 6235 Fencerail,
Seconded Phillip of 6220 Fencerail Heights
Motion passed- none opposed

President’s Report

-TOP –Rockrimmon area -overview
-ACC committee - brief summary of requests for 2017. Board approved - 4 garage door style choices updating garage doors, for home owners.
-Reserve Study summary - study was terminated based on the recommendation the study was not in line with community.
-Landscaping- addressing current challenges with thistles removal; aging sprinkler system, suggested home owner helping, on their own accordance, with winter watering, when needed. Home owners were encouraged to submit new plant/tree requests for committee approval to bring more plant life back into the community.
-Community picnic- appreciation to Gail for taking the lead for the annual community picnic.

-Roads – Road snow removal will be an outside company, other than Taylor Made, with the correct blade for the community roads. Sidewalks and driveway snow removal will be done by Taylor Made-landscaper.

- Road replacement on Fencerail Heights completed. Project included inspector cost.

Side note: cul-de-sac roads were construction quality – never upgraded by the association in the past.

-Curb work, where needed, has been completed along with road improvement.

President's Concern

Wildlife welfare considerations:

-Consideration of modification/reconstruction of the current 8 foot plus high fence along the park area – propose lowering the fence to a height of 42 inches with a 16-inch space from the ground or a offset panel fence for wild life to pass through - group discussion.

Motion: Don of 6245 Perfect View motioned to have the two-fence options cost reviewed along with the two pedestrian gates for the betterment of the wildlife and the home owner's association - David of 6120 Perfect View seconded, no opposed.

Treasurer's Report

- Barbara Ocone resigned from the board, ending her term.

- Budget Report-

- ✓ Home owner's monthly dues to increase 3% - current monthly cost of \$162 to a \$167 monthly cost.
- ✓ Line items in the Expense budget – presented reasoning for decreases and increases.
- ✓ Goals moving forward, to build the reserve funds for community repairs, updates and needed landscaping.
- ✓ Road portion of the dues- discussion. Board and property management will check with HOA regulation and consult legal, of keeping the three-year \$53.00 road repair assessment past 2018, to build up the reserve for future road repairs. This assessment will be re-evaluated in the best interest of the HOA.

Election of HOA board members

Motion to accept the three members, as listed on the ballot.

Linda of 6140 Perfect View motioned- Barbara of 6235 Fencerail seconded – motion passed unanimously.

Call from the President for budget approval Vote- Those approved by show of hands, unanimous approval of the 2018 budget, non-opposed.

Retreat Point HOA

No report

Motion to adjourn at 7:53pm

Barbara of 6235 Fencerail motioned, Doris of 6240 Fencerail seconded. Meeting adjourned.

Annette Hubbell- Retreat at Rockrimmon HOA Secretary – December 17,2017