

Date: 01/09/2018
Location: Panera- Nevada location
Meeting called to order: 4:35 MT

Board Members participants in attendance:

Don Frueh – Present
Suzanne Brannon- Present
Annette Hubbell – Present
David Packiam – Absent

Minutes/Summary

9/19/2017 meeting minutes- motion to approve Suzanne, Don seconded –all in favor
Annual meeting minutes reviewed – added Kelly Denning with Balanced Bookkeeping as guest

Retreat Point HOA Report

- No report

Treasurer

- Budget bank accounts - operating, shared, and no shared checking/savings discussed
- Ending year 2017 budget fell short of expectation. Nothing critical
- Review of outstanding HOA fees accounts. No action at this time.

Committee Report

- ACC
 - Two application submitted and approved
- LAC
 - 2017 tree trimming and removal was a good thing for the community, discussion to keep attention to tree care and replacing in 2018

Welcome Committee

- Gail has taken cookies to new owners and rentals for a welcome visit

Old/New Business

- Election of 2018 officers
 - President - Don Frueh , V-President - open, Treasurer – Suzanne Brannon, Secretary – Annette Hubbell; motion to approve the slate of board members made by Suzanne, Don seconded, all in favor
 - 3 member Board for 2018
- Landscape contact for renewal
 - Contract discussed with Taylor Made- a few changes for community improvements
 - Thistle removal/treatment (June, July & August), contract outline will be reviewed with Taylor Made.
 - 12 month list of prospected activity month by month. Monthly activity check list will be visited with Taylor Made for seasonal lawn care for 2018.
 - Landscape committee – Lead- Annette with Don. Snow removal decision between Don and Annette
- Home owner letter received addressed to the HOA Board regarding the landscaping provided last year. To be discussed with legal for action.

2018 meetings schedule

- Annual meeting October 25th (Thursday), 2018

- Board meetings:

June 12th 4:30pm

September 11th 4:30pm

Non Board meeting or Board email approvals

- President - Don has discretion up to \$2,000 for the betterment/safety of the community. Suzanne motion, Annette seconded, all in favor.

Community recommendation

- Plants to improve the neighborhood in areas already receiving water by the sprinkler system
- Rabbit's population out of control – Don will contact wildlife

Fencing consideration for wildlife

- Deer migration path – Wildlife agency reviewed with suggestion for two locations in the community- front gate fence area and back gate, fenced park area.
- Discussion regarding fence gradual height- to lower fence for deer migration – Don will check with fence manufacture for appearance options

Waste Management

- New 2018 contract was signed
- 2018 Holiday trash pickup schedule- PM will send email blast for awareness to home owners.

Motion by Suzanne to adjourn the meeting at 6:33 pm MT, Annette seconded – all in favor

Annette Hubbell-Retreat at Rockrimmon HOA Secretary, January 13, 2018
