

ROSEWOOD HILLS HOMEOWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING

June 16, 2021, 6:00 pm

DETERMINE QUORUM & CALL MEETING TO ORDER – President Heather Dixon

Heather opened the meeting by thanking the 60 homeowners present for their attendance. Last year, because of COVID, annual meetings were not held.

Introduction of Board Members. Heather Dixon-President, Lincoln Dreher-Treasurer, Kim Jeffries-Secretary, and Kayla Gossage-Vice President.

APPROVAL OF MINUTES –

The minutes from the May 9, 2019 member meeting were approved with no changes.

TREASURER'S REPORT – Lincoln Dreher

- The financial reports can be viewed on the website.
- In 2020 the HOA obtained a 5-year loan for \$50,510 to support the payment of \$57,000 in repairs to the swimming pool, including re-plastering the interior and re-tiling the perimeter. There were several reasons the board made the decision to obtain a loan. 1) The pool repairs were immediately needed in order to open the pool safely for the 2020 swim season, and all of the competing bidders required payment within 30 days of completion of work. 2) The HOA's bank balance swells every spring when annual dues are received, and then declines all year long as bills are paid, until the following year's dues are received. It was determined that it would be irresponsible to spend money if it might bankrupt us before the following year's dues were received. 3) When examining the feasibility of adding a second swimming pool, the HOA learned that it would definitely require bank financing, and since the HOA had no credit history, and very erratic net income in prior years (the past three years showed one year of net profit and two years of net loss), we decided that it was important to establish ourselves with a bank to show that we could reliably repay a loan.
- Lincoln explained the policy of hiring contractors by obtaining at least 3 bids each year for ongoing services such as pool maintenance, lawn care, etc. The board's policy is to stay with current sources unless another contractor comes in at least 10 percent lower and has multiple references for them to contact, to avoid start-up mistakes every time a new contractor is engaged.
- In order to raise the annual dues more than \$5.00 a year, it would take the approval of 75 percent of all homeowners to make the change. Recent efforts to change the covenants were not successful because of the lack of participation in the vote, even when self-addressed stamped envelopes were mailed to all homeowners for easy return. Therefore, the expectation to raise dues, within the guidelines of our by-laws and covenants, is highly unlikely at this time.

NEW BUSINESS – Heather Dixon

- Heather provided committee sign-up sheets for the following committees: safety, beautification, patriotic, beautification, pool, and activities.
- Heather spoke with the developer of Rosewood Hills and he informed her that the final phase has begun, with all lots being sold. The developer also has committed to helping us find a more competitive price than what the board has already received for the addition of a second pool. The second pool, which will be installed in the adjoining lot to the existing pool will have both a shallow and a deep end and is meant for all ages. The goal is to have it installed within 5 years.
- Discussion was held on the concerns of speeding vehicles on the main roads throughout the subdivision (Hedgewood, Persimmon, Rosewood). The city did a study on the 4-way stop at Persimmon and Rosewood, and concluded speed bumps were not necessary at this time to meet city standards. A committee was formed to research purchasing speed bumps that the HOA would own. The attendees agreed with the goal of having speed bumps installed within one year.
- Owners voiced concerns over golf carts being driven by under-aged children, mini bikes riding on the Dillingham walking path, as well as cars parked in driveways that blocked the sidewalk. The board suggested calling the police for these concerns.
- Heather emphasized the need for owners to get their information about the neighborhood from the official Rosewood Hills HOA website, board members, or Area Real Estate. Information on Facebook and the Nextdoor Neighborhood App may not be factual.
- The question was asked if the covenant revision ballots have an expiration date. This will be researched by the board.
- Additional cameras have been installed at the pool, along with a new source to view them live, and download clips, should the need arise because of violations and vandalism.
- The board has agreed to approve requests for sheds in all phases, even though the covenants state they are not allowed, as long as they are compliant with the specifications for Rosewood Hills sheds. Requests for approval of sheds should include installation plans/specs and should be sent to Area Real Estate for approval.
- Kim Jeffries would like to form a committee who would be willing to go to the pool when incidents occur.

ACTIVITIES

- The Fourth of July Parade will be held on Sunday the 4th – starting at 10 am – Prairie Branch to Pool, treats afterwards
- Cook out/Luau at the pool – August 21st - Adult Mixer that evening

The meeting adjourned at 7:05 p.m.