

RHODEN HILL HOMEOWNERS ASSOCIATION  
MINUTES OF THE ANNUAL MEETING  
January 25, 2022

The meeting was held by videoconference on Zoom and was called to order at 2:03 p.m.

Everyone in attendance introduced themselves and a quorum was established with 8 properties represented.

Election of Members to the Board of Directors: Margaret Mooney, Craig Waters and Ingolf Askevold volunteered to serve on the Board and it was decided that Margaret Mooney and Craig Waters would serve initial two-year terms while Ingolf Askevold would serve an initial one-year term.

Proposed 2022 Budget: The proposed budget for 2022 which set the dues amount at \$420 per quarter was reviewed.

Motion to approve the budget: Ingolf Askevold  
Second: Craig Waters  
Vote: All in favor

New Business-

Gate Administration: It was noted the management contract was limited in scope and did not include administration of the gate system. Dan Scheer volunteered to administer the system.

The idea of creating a Google Drive to make the Association documents available to owners was discussed.

James Rhoden presented background information on the Association and the history of the property. The mailboxes were purchased by the Association with the cost assessed to the owner when installed by the vendor Precision Signs. Other vendors were listed and included the landscaping contractor James Keister, Mathers Electric Co, Everite Time & Equipment for the gate system and environmental consultant Elva Peppers.

The Association funds held by the Declarant were transferred to the Association and the architectural review process was explained. The importance of monitoring builders was stressed and the process for moving forward after turnover for one of the lots with preliminary approval was discussed. A question was raised on the Exhibit B of the Covenants concerning additional property and it was clarified that no additional property was planned to be annexed into the Association.

MetroNet Agreement: MetroNet requested an access agreement to the utility easements in the neighborhood in order to install fiber optic internet service. They agreed to install their equipment at no cost to the Association but the possibility of damage to the common areas was discussed.

Motion to move forward and do the necessary research then report to the Board: Ingolf Askevold  
Second: Donna Collinsworth  
Vote: All in favor

A suggestion was made to include an internet connection for the gate system as an alternative to the current cellular connection.

A bare spot in the landscaping around the holding pond was discussed and the adjacent owner offered to install shrubs in the area at their cost. The dead shrubs around other areas of the holding pond were also discussed and it was noted any replacement shrubs would need to be watered. The issue of whether or not County approval was needed for the shrub replacement was discussed and it was clarified that replacement of already permitted landscaping would likely not need approval.

Motion to accept moving forward with the landscaping: Margaret Mooney  
Second: Thomas Chalmers  
Vote: All in favor

The landscaping at the entrance was also discussed and it was suggested it be cleaned up in the spring and dead plants replaced. The need to fund reserves for repaving of the road was raised and it was noted there was not currently a reserve balance.

The idea of doing a compost bin on one of the lots was discussed and additional information was requested including what it would look like.

Meeting adjourned at 3:08 p.m.