

RHODEN HILL HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
February 26, 2024

The meeting was held at the management office, 1990 Village Green Way Suite 3. A quorum was established with Board members Margaret Mooney, Frank Simons and Mitch Drew in attendance and the meeting was called to order at 2:03pm.

The minutes from the January 8th annual meeting were reviewed and a change was made to the wording of the new business road discussion.

Motion to approve the minutes with changes: Mitch Drew
Second: Margaret Mooney
Vote: All in favor

The suggestion to remove the sidewalks was discussed.

Motion to not consider removing the sidewalks: Mitch Drew
Second: Frank Simons
Vote: All in favor

The financial report as of February 22nd was reviewed.

Other Business-

Road Repairs: An answer was not received yet about getting Brad Benners out to look at the roads so it was suggested to have an attorney write a letter that the road was failing and has damaged property values. Several attorneys were suggested.

Motion to have Kristin Gardner reach out with a letter questioning Brad Benners response to the road issues: Frank Simons
Second: Margaret Mooney
Vote: All in favor

A strategy for moving forward was discussed and it was suggested the letter from the attorney be sent and then an engineer be hired to do a report. *(Note: After the meeting it was decided to first do the Engineering report.)*

Conservancy Burn: The burn was planned for 3/1 and there were several volunteers help to conduct the burn. It was suggested the fire department be notified.

Front Entrance Landscaping: The irrigation repairs still needed to be completed and a proposal for replacing the landscaping at a cost of \$11,000 was discussed. Options for moving forward were discussed including putting it on hold due to the road repairs and just doing small improvements, doing part of the project as the current budget allows, doing a special assessment either separately or with an assessment for the road repairs, removing the plants and installing grass for now and requesting donations. It was decided to send a request for donations with a note about the possible road assessment.

Gate Hours: Recent security issues in the neighborhood were discussed and the open hours for the gate were reviewed. It was noted the hours would be difficult to change while construction was occurring so more restrictive hours will be looked at once construction was completed. The idea of additional no trespassing signs and a chain for the conservancy borders was discussed but not decided on.

Streetlight Bulb Replacement: Estimates for the street light bulb replacement were still being sought and the Board was opposed to the idea of removing some of the street lights.

Options for a camera at the gate were discussed and it was noted the cameras would need to have good enough quality to clearly identify things, keep 30 days of footage, and have two views (in and out) with a good weatherproof housing.

The side view screening of a pool was reviewed and the Board planned to check the requirements and look at the area in person. The damage to the gate system by a WastePro truck was discussed with no response received from WastePro so it was suggested the county Commissioner be contacted. A response was not received from the architect so other proposals were requested. The management contract was renewed for another term at the same price.

Meeting adjourned at 3:40 p.m.