

Rosedale HOA D2 Board Meeting
Thursday, May 25, 2023
Via Zoom

Meeting called to order at 10:05 a.m.

Board Members present: Bill Leming, President, Ed Mazer, Vice President, Phyllis Lord, Treasurer and Cedric Pemberton, Member at Large. Marsha Malone-Thompson was out of town and unavailable.

Homeowners present: Beatrice Davis, Linda Moore, Jane Nicholl, and Dave Reichert.

Proof of Notice was emailed on May 9, 2023 and a reminder sent on May 24, 2023.

Minutes from the annual meeting on January 28, 2023 – motion for approval by Ed Mazer and seconded by Phyllis Lord. **Motion carried.**

Minutes from the board meeting on January 28, 2024 – motion for approval by Ed Mazer and seconded by Phyllis Lord. **Motion carried.**

Reports:

Treasurer:

Legal fees invoice from DCM totaling \$1,725 and from Association Assessment Attorney of \$49 – motion for approval by Ed Mazer and seconded by Cedric Pemberton. **Motion carried.**

Other invoices –**Paint related:** Braendel Painting \$3,500 and Brenda Koppe \$1,166.55, **High Palm Trimming** – Westcoast Landscaping \$1,500 and Alex Lawn Maintenance \$105, **Web Page** – Marsha Malone-Thompson – 4 months \$56, and **Misc.** Pak Mail \$256.80 – motion for approval by Ed Mazer and seconded by Cedric Pemberton. **Motion carried.**

Unfinished business:

All homes have been painted. Braendel did a good job and there are no outstanding issues.

Our attorney has indicated that there is no new activity with lawsuit.

New business:

Arc Requests – there is a new form to be used – it can be found on our website and the Master website. Note, photos are now required to be included with all requests. ARC request needs to be requested for all driveway work.

Compliance committee will be responsible for all sidewalk work, please do not do anything in the future.

Tall Palm Trim – finished 50+ trees. Westcoast is more than willing to trim @ \$30/tree. Thanks to Dave Reichert for all his help. Note - 9 of the 14 local HOA's require the homeowner to pay for tall palm trim on their property.

Palm trimming along the wall will be trimmed by the Master. All oak tree trimming, or removal of dead will be the responsibility of the homeowners. Trimming between Highlands and Links should be done with the wall trimming. All should be done within 2-3 months.

Roof Cleaning – is scheduled for August. It will be done chemically again this year – no need to be on the roof. If you have replaced you roof recently or will be replacing by August and do not want you roof washed, please let us know. A notice will be sent out prior to cleaning day.

Mulch – Bill Leming has a call is into Big Earth to see if we can get the same number of bags or more bags at the same cost as last year. Last year there were 40 bags per home. Pricing seems to be softening. Will get alternative supplier quote.

Westcoast - people seem to be pleased with their work.

Irrigation – Westcoast cannot separate out the under \$25 expenses. Bill Leming has a request into Teal to see if they can and are willing to do separate billing for homeowner/HOA. If they are not willing to do this, we will have to revise our policy on paying for repairs under \$25 – if so, the \$1,200 expense line will be allocated to either Mulch or High Palm Trimming. Motion to table the discussion until Teal gets back to us by Ed Mazer and seconded by Phyllis Lord. **Motion carried.**

Insurance – RCC meeting brought up the rising cost of insurance and what we are getting for our money. Also brought up that the Master is insured and can the HOA's be added on as an "Also Insured". Multiple providers to come in to talk to the committee.

Bank of America – has announced that there is no longer Free Checking for any account with a daily balance under \$50,000. Bill Leming has a call in to find out what the cost will be and if there are any other options available.

Motion to adjourn was made by Ed Mazer and seconded by Cedric Pemberton. Meeting was adjourned at 11:03

Bill Leming – President

Phyllis Lord - Treasurer