

**Meeting Minutes**  
**Rosedale Highlands D2 Board of Directors Meeting**  
**Thursday, December 9, 2021**

**Meeting – Thursday, December 9, 2021**

Meeting was called to order at 6:34 p.m. via Zoom. **Quorum was established** by members present.

**Present:**

William Leming – President

Marsha Malone-Thompson – Secretary

Ed Mazer – Member-at-large

Phyllis Lord – Treasurer

Diane Raccio – Vice President

Jane Nicholl – homeowner (non-board)

**Proof of Notice of Meeting:**

- Proof of notice was sent via email on November 23, 2021 to all Association members.

**Approval of Minutes:**

- Minutes from the February 6, 2021 meeting were motioned and seconded by Phyllis Lord and Ed Mazer respectively. **Motion Passed.**

**Approval of Expenditures:**

- Various expenditures were presented to the board including; mulch, Pak Mail services, sprinkler repairs, roof cleanings, backflow inspections and RCC meeting expenses. Expenditures were motioned for approval by Ed Mazer and seconded by Marsha Malone-Thompson. **Motion Carried.**

**Status of Quarterly Dues and Preliminary 2021 Income/Expense Sheet:**

- Three estoppels were submitted this year.
- Three payments incurred late fees.
- Expenses related to quarterly dues vary from year to year. We projected a revenue of \$61,099. Our estimated expenses for 2021 are \$60,201 (this includes the palm trimming projected for third week in December).
- Roof cleaning is projected to increase from \$145/home to \$195/home beginning in 2023. This is comparable to other companies. The price increase will be locked in for six years or three cleanings.
- The accrued surplus in the estimated 2021 Actuals (for future home painting) is approximately \$127,000. We are projecting this to amount through year-end 2022 to be approximately \$144,000.
- We now have 38 homes in our association of which 37 were last painted during the Winter of 2014. Our accrued 2022 surplus estimate of \$144,000 for 37 homes represents an average cost per home of as much as \$3,800 each.
- Bill Leming suggested that we form a committee of volunteer members who would manage the house painting process (from color selection, to contractor recommendation

to ARC submission) and report to our board. Once approved by our board, it would be submitted to the Master ARC for approval.

The timeframe for forming the proposed committee would be early 2022 and would begin by surveying our members for volunteers.

**ARC:**

- All requests in 2021 have been approved. It generally takes the Master HOA two to three weeks for approval process
- All Highlands sidewalks are slated for repair in 2022

**Business:**

- One pest control company that services the community informed the president that rats were present by the walls between homes and the field. This could be a concern as rats attract snakes – in some cases rattlesnakes, as well as carry diseases. More information is being gathered to determine the threat and an appropriate plan of action.
- Tall tree trimming is planned for January 2022.

**Open Discussion:**

- Jane Nicholl is considering spearheading a block party for the homeowners in HOA2. We have had a lot of new neighbors join us over the past few years and this could be one way for everyone to get to know one another. Details are pending and Jane is looking to recruit volunteers to help with planning.

**Next Meeting Date:** The Annual Meeting is scheduled for January 29, 2022 at 3:00 pm via Zoom. Ed will contact Mike Zinn re: using Miller Results to host the meeting. Bill to get draft of Annual Meeting Agenda to all other board members on December 11, 2021 for comments and suggested edits.

**Meeting adjourned at 7:34p.m.**

Bill Leming, President  
Marsha Malone-Thompson, PhD  
Secretary