

# Ransom Oaks Community Corporation Meeting Minutes

May 6, 2021

A **motion** to begin the ROCC monthly meeting was made by Brian Carpenter at 6:30pm and was held over Zoom without residents present due to Covid restrictions. Motion 2<sup>nd</sup> by Bill Klein, carried by all.

## Directors and Staff (P=Present; A=Absent; L=Late; E=Early Departure)

Chris Bogdan	L	Jenifer Rehac	P	Logiq MGMT Team	P
Bill Klein	P	Chris Kausner	P	Yolanda Minichello	P
Jennifer Stewart	P	Brian Carpenter	P	Michelle McCormick	A
				Peggy DeGlopper	P

**Motion** by Brian to approve April meeting minutes. Peggy second, motion carried by all.

## Finances

There is a checking account balance total of \$451,251.16 and total assets of \$522,304.78. \$18,972.55 in outstanding assessments with a 3<sup>rd</sup> late notice sent to 33 residents. Budget is on target with a shift due to tree removal in various areas.

## General

- Lawsuit update: no new notifications. Papers were served to Board member.
- Logiq provided full budget information per a resident request as of April 30.
- Resident request for board to put a sign up at each playground with management email information in case of conflicts or issues. Resident had conflict with kids at Bramhill and had posted their picture on our FB page.
- Resident asked that Board put up small entrance sign at Bramhill directing residents to the recreation area. Management will check into this with neighbors of the park.
- Architectual committee to address issue of unkempt property at 84 Periwinkle Court as it is a repeat complaint from a year ago. The property had been cleaned up but is in poor condition again.
- Property at 86 Eveningwood has a fence with parts falling over, the lawn is unkempt and packages have been piling up on the porch. Management may attempt contacting owner to confirm that home is occupied and that person/s are ok.

- Management negotiated a deal with the resident behind Bramhill to share the cost of removing several trees, including the large cottonwood. Resident claimed that his property extends into the tennis court. \$1600 added to original cost for the extra trees removed.
- Resident request for arrangement for senior citizens to pay assessment fees each year.
- Resident requested occupancy signs for restrooms at each pool due to Covid protocols.
- Discussion regarding post concerning dog on Glen Abby that had attacked and killed another residents dog. (there were 2 previous attacks on other dogs). The post contained threatening verbiage by a resident that often comments in a negative fashion. Chris B suggested having Michelle pin a disclaimer noting appropriate use of our page and explanation of possible removal from it.
- Chris B provided an explanation regarding the Town rezoning meeting and the proposed new community build (MFR5). He addressed the possible negative impact for RO including increased traffic volume on Transit Road and flooding on RO properties due to the height of the build. Chris suggests having our lawyer attend the meeting and represent RO concerns concisely.  
**Motion** to use lawyer to represent RO at the ToA Re-Zoning meeting made by Brian, second by Jen S, carried by all.
- Recreation updates by Jen S. Volunteer dates by Board for hot dog lunch every day over opening holiday weekend. Discuss volunteer needs for 3 on 3 competition August 14.
- Gardening update by Yolanda. Clean up started and shopping list prepared. Planting dates planned.
- Real Estate – 4 transactions last month.

#### **Management updates:**

- GW pump parts received and installed. A backup has been fixed and is on hand. 2 sand filters are having issues and require repair. RO sand filters are possibly the same. Work order in for repairs.
- Pool covers are off, chemistry being balanced, and pool areas being cleaned and prepped.
- Pool chemicals and salt ordered and retrieved.
- Management is now Certified Pool Operator
- Bramhill Court resurface scheduled for May 31.
- Community entrance signs should be installed by the end of the summer.
- RO pool pavilion project complete

**Motion** to adjourn meeting by Brian at 8:00pm. 2<sup>nd</sup> by Jen R, carried by all

#### **Board Meeting Calendar**

No meeting in July

Monday August 16<sup>th</sup>

Monday September 20<sup>th</sup>

Monday October 18<sup>th</sup>

Monday November 15<sup>th</sup>

Monday December 13<sup>th</sup>