



ROCKING STAR RANCH

6106 YELLOWSTONE ROAD
CHEYENNE, WYOMING 82009

ROCKING STAR RANCH HOMEOWNERS ASSOCIATION MEETING MINUTES

October 17, 2020

The annual Homeowners Association Meeting for Rocking Star Ranch was held on Saturday October 17, 2020 at the Cheyenne Frontier Days Event Center. The meeting was called to order at 10:05 am by Larry Sutherland. Voting ballots were distributed and sign-in attendance sheets made available as well as copies of the financial statements.

The meeting began with Larry thanking everyone for attending and expressing appreciating for everyone's contribution to making RSR such a fantastic subdivision.

All lots in the subdivision have now been sold, which will mean Larry's departure from the board, though he is committed to be available to help in the future if needed..

A list of attending homeowners (those who signed in) is attached to these minutes, along with a copy of the meeting agenda and the current financial statements. Attending board members Larry Sutherland, Jason Land, Dwayne Roberts, and Ray Rieker were introduced, with Renee Pingel being absent. Also introduced were Kim Sutherland and Heather Frauendienst.

Heather Frauendienst has done all accounting for RSR Homeowners Association since its inception; she went over the attached financial statements. She also confirmed that Firestar, LLC (the developer) had indeed paid the \$500 per lot closing for all 179 lots closed, and that Firestar, LLC, had actually paid \$500 per lot for the four common space lots in the amount of \$2000, which she then refunded back to Firestar, LLC.

The HOA is healthy financially with the single largest on-going expense of re-graveling the roads and entryway posts needing replaced. The road gravel runs between \$30,000 to \$40,000 per mile depending on the thickness and type of material used. It was noted that there are very few contractors willing to provide this service so our cooperation in maintaining those relationships are paramount.

Four Quarters Excavation is currently "on call" for both road grading and snow removal. MOW Wyoming has been used for mowing the ditches. Per the question "can other contractors be used," the answer is yes: Any contractor the board sees fit may be used, but Larry cautions the board to make certain they carry liability insurance.

Recently Larry had Four Quarters Excavation add crushed granite to Fire Rock Drive (vs. gravel) as it locks in better and doesn't roll off to the side. The roads will all be graded again once we get some moisture.

Heather Frauendienst confirmed she would still do the accounting for the Association at the current rate of \$1000 per month. She gets several calls per week needing updates on homeowners' dues and general questions, and is invaluable to the Association.



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Out of 179, there are 5 homeowners who are delinquent on their dues. We have been in contact with four of them, and have filed a lien on the property of the 5th homeowner so if the lot ever does sell, the Association will be paid and dues brought to current.

Amy Edmonds asked whom Rocking Star Ranch uses for legal counsel. In the past the Association has used John Patton's office and Natalie Winegar of Tom Long's office.

Other expenses include tax preparation by Paul Nelson and the annual HOA insurance policy to cover the common Open Space, as well as snow removal and some mowing. Since there was not a quorum (66.7%, or 119 voting members) in attendance, it was noted that the two proposed amendments would not pass.

Per suggestion, Larry invited the residents who were running for election to the Board to tell us a little about themselves. Jorge Gasca, Amy Edmonds, Scott Hays, Steve Kammerzell, Gene Neugebauer, and Marlene Harvey spoke. Thank you all for your interest!

Meeting attendees' ballots were given to Larry; these votes were confirmed and tabulated to the mail-in votes. Congratulations to the two new board members, Jorge Gasca, and Amy Edmonds!

It was brought up that homeowners need to make sure they park their campers, trailers, and vehicles away from the main roads this winter (as campers/trailers should be in back or the side of homes, out of view as much as possible) because they act as big snow fences for the main roadways, and make the main roads drift in and become impassable.

Finally, Larry wishes to thank everyone again for making Rocking Star Ranch a premier subdivision in Laramie County, and remind everyone to be neighborly!

The meeting was adjourned at 10:50 am.

Respectfully,

Larry Sutherland