

Rocking Star Ranch Annual Homeowners Meeting 2022

August 13, 2022 at The VFW on Nationway, 10:00 am - 12:00 pm

Attended by Board Members; Don Wood (President), Courtney Luhrsen (Secretary), Lachelle Teasley (Treasurer), Renee Pingle (Vice President), Homeowners, Legacy Property Management.

Minutes recorded by Courtney Luhrsen, Secretary

***The notes contained within are not a transcription of the conversations held during the meeting, but rather a comprehensive notation and recollection of the conversations. These notes are "UNOFFICIAL" until otherwise approved by motion following [Roberts Rules of Order Board Best Practices](#).

Meeting called to order at 10:00 am

- **Welcome and Introduction of the board:** Don Wood gave a brief welcome to the Homeowners in attendance and thanked them for taking the time to be there. Each member of the Board stated their names and positions, as well as Tina and Marshall Whitney from Legacy Property Management. Don provided an overview of the current Board's philosophy and briefly detailed decisions made by the Board this past 10 months, including the reason behind hiring Legacy to assist in HOA management. No minutes were recorded at the August 2021 Annual HOA meeting, therefore no motion to approve was mentioned.

- **Introduction of Legacy:** Tina expanded on Don's statements and gave additional background information related to Legacy and the services they are providing RSR, in addition to the services they provide other properties in Cheyenne. Tina stated there are approximately 70% of RSR Homeowners utilizing the Legacy Portal. The Portal is a tool that allows a "one stop shop" for dues, voting, communications, architectural requests, comments, concerns, and violation notifications. However, it is not required for Homeowners to use, Legacy is capable of handling all of the above via regular email, phone, and mail. Tina asked the attendees to review the directory circulating in the audience for accuracy and to provide the most up to date contact information. There is also a column to opt-out of being listed in the neighborhood directory.

- **Current Financials:** A 12 month Income Statement and Balance Sheet as of 8/12/2022 were passed out. Don made the following comments:

- The Board solicited bids from asphalt/paving contractors for several potential items. Only one bid for crack sealing the existing asphalt at the 4 entrance roads (Star Pass, Star Bright, North Ridge, and Little Star) was returned and came in at approximately \$28,000. At this point in time the Board has elected to table the project and re-solicit bids next year assuming the economy has stabilized and prices have lowered. Informal conversations were conducted with companies about our options for all 8.37 miles of road in RSR. Based on current market conditions, contractors are estimating about \$4 million to pave the entirety, which would require a special assessment of all tracts. This only includes initial installation, not upkeep in the future, which could potentially require additional assessments.

- The Board recognizes several miles of gravel roads are not ideal. Construction traffic, increased speeds, weather, inexperienced plow and grader operators, age, etc. all play into the condition of the roads. The Board understands Homeowners' frustrations, as they experience the same. The Board believes All Around Ag is providing an adequate grading service for the current conditions and appreciates everyone's patience and understanding. The Board is tasked with being fiduciarily responsible with HOA funds and must balance the needs of the roads with the liquid funds available to spend.

- Mrs. James posed a question to the Board asking if they have investigated the possibility of treating the roads with MagChloride. The previous Board did look into it and determined it was not a reliable and effective treatment over the long term. The current Board did not look into it further as they agreed with the prior Board's decision.

- Snow removal was minimal for the 2021-2022 winter season. The Board only requested one service from 4 Quarters. 4 Quarters contract is expiring and the Board will solicit new bids from companies for the 2022-2023 winter season.

- All Around Ag provides RSR's county-mandated weed abatement in the open/common spaces and borrow ditches. There are over 600 acres of open space on a 3 year rotation, one 200 + acre section gets sprayed each year. AAA will also spray individual properties for a small fee if notified ahead of time.

- **Proposed Covenant Changes:** These are items the Board has determined based on Homeowners' input and recommendations, as well as matters they may have addressed over the last year. These items will be put on this year's ballot for Homeowners to vote on.

- Chickens: Current covenant posted on the RSR webpage and filed with the county states:

c. Other Farm Animals. As a general proposition, other farm animals/livestock such as cows, sheep, swine and the like shall not be permitted on a permanent basis. This covenant is not intended to prohibit 4-H, FFA or other similar non-commercial projects limited in scope and duration subject to written approval of the Committee.

The covenant does not explicitly allow or deny chickens. The Board is proposing an amendment of no more than one dozen chickens (no other fowl species), to be housed in a coop and run that are pre-approved by the Architectural Control Committee. Free-ranging is prohibited and RSR accepts no responsibility for any harm that may come to said animals.

- Outbuildings: Current covenant posted on the RSR webpage and filed with the county states:

8. **OUTBUILDINGS/BARNS.** No more than one (1) outbuilding or barn shall be permitted on any Tract. Unless otherwise approved by the Committee in writing, the maximum size of any detached outbuilding shall be two thousand four hundred (2400) square feet and the maximum height of the sidewalls and/or eaves of any outbuilding shall be sixteen (16) feet. Unless otherwise approved by the Committee in writing outbuildings shall be in keeping with the architecture of the home.

A resident has proposed an amendment of 4 outbuildings not to exceed 2,400 square feet in total, continuing to follow the ACC requirements and submit for ACC review prior to construction. Building permits will be obtained as needed and be the homeowner's responsibility.

- Board Term Limits: Current covenant posted on the RSR webpage and filed with the county states:

The Board of Directors shall elect a President, a Vice President, a Treasurer and a Secretary, who shall hold their offices for one (1) year and until their successors shall have been duly elected and qualified. No two (2) offices may be held by the same person at any one time.

It is proposed to change from each Board member serving one (1) year to a "staggered" term system of two (2) year terms for 3 members (the top 3 vote receivers and a one (1) year term for the 2 members (votes 4 & 5) to be adjusted to two year terms at the next election. This would offer continuity to Boards as transitions over the succeeding years occur.

- Open to the floor:

Steve Ross - The USDA is monitoring an Avian Flu outbreak throughout the US. As of May 2022, 350 birds had been affected in Wyoming and either died from infection or were humanely euthanized to prevent further contamination. Mr. Ross asks RSR residents to be mindful when keeping birds of any kind on their properties as the USDA reserves the right to eliminate populations as needed in order to contain the outbreak. Further information can be found [here](#).

John James - Would like the Board and Homeowners to entertain a proposal to amend the covenant from no more than 2 horses and/or 2 llamas, collectively, on one tract to no more than 2 of any livestock animal per one tract, ie: cows, sheep, swine, etc.

BOD - "noted"

Side note from BOD on Mr. James' comment * Currently, 4-H projects are not prohibited, however prior approval/notification to the Board is required per the covenant.

Susie Taylor - Would like the Board and Homeowners to entertain a proposal to amend the Quorum requirement from a percentage of all tract owners to a 2/3 BOD - "noted"

Michelle Nieft - "What is the actual quorum requirement"
BOD responded "2/3 of all tracts, 119 votes"

Laura Roberts - Would like all meeting notes; including annual, BOD independent, and special, to be posted for public review on the RSR website. The BOD agrees and will post unofficial minutes when taken with redactions made where necessary.

Janet Gasca - If the Outbuilding amendment passes, will the ACC requirements still be enforced?
BOD responded "Yes"

Susan Jenke - Has noticed several properties with snow fencing being used directly around trees/shrubs and not in a traditional "line" Is this acceptable to the BOD?
BOD responded "Yes, owners may utilize snow fence to protect trees/shrubs from the Wyoming wind. The covenant as written states "No unsightly shelter or wind protection for trees such as used tires or wood pallets shall be permitted"."

- **Board nominations:** Per the current covenant, new Board members must be elected every year. There are 5 positions up for election. If a homeowner is interested in adding their name to the ballot, they are asked to submit a short biography to Tina at Legacy no later than August 31. Biographies of candidates will be distributed to RSR residents followed by an official ballot in September. The following individuals expressed their intention to run for office.

Don Wood - current president and resident of RSR for 10+ years

Rick Barrett - resident of RSR for 2+ years, engineer both in the public and private sectors, grant writer

Lachelle Teasley - current treasurer and resident of RSR for 2+ years

Renee Pingle - current at-large BOD and resident of RSR for 12+ years

Steve Ross - member of several boards in the past (HOA & H2O), resident of RSR for 5+ years, priorities are unity and community relations.

- **Debate for the good of the order:**

Rick Barrett asked if monies from other sources have been investigated, ie: grants.

Would grants need approval by all homeowners or just BOD members?

The board does not have information related to grants at this time and invites anyone with experience or knowledge in the area to pursue further if they wish.

Heather expresses her sincere thanks to the friendly neighbors who take their time to plow entrances and driveways at no expense to the HOA. She also feels safe knowing there are lights illuminating each entrance, particularly in the dark mornings when school is in session and the kids are waiting for buses.

A Gentleman asked about the status of the new logs installed at the entrances. Are they “weathering” like the former logs that were replaced? What was done during install to prevent similar problems from arising?

The board assured the portion of the logs being buried under ground were sleeved appropriately to prevent wood rot and breakage. They were also weather treated and sealed.

Another Gentleman asked “What happens if someone violates a covenant?”

The board investigates, communicates with all parties involved, and attempts to resolve the situation peaceably. Proper documentation is kept within Legacy’s files for future reference. In some cases the board will ask the attorney for advice but it is this current board’s hope to not file frivolous lawsuits against homeowners.

Dwayne Roberts stated contractors need to be reminded of their responsibility to maintain a debris-free site while construction is underway.

Jorge Gasca asked how Legacy is involved in covenant complaints.

Tina explained how all complaints are forwarded to the board for review and action. Legacy acts on the board’s behalf and will respond to complainant and alleged violator per the board’s direction.

Susan Jenke wanted to express how much she appreciates this year’s board and the way things have been handled in the RSR this past year. She notices a decline in neighborhood animosity and an increase in general satisfaction and peacefulness.

Dwayne Roberts expresses his thanks to the board as the members are volunteers and do this on their personal time for the benefit of the community.

There being no further questions or comments, the meeting was adjourned at 11:15am.