

HOA Bod Meeting 11-1-2022

6pm at Courtney's

Attended by: Don Wood, Lachelle Teasley, Rick Barrett, Rene Pingle, Steve Ross, Tina Whitney, Courtney Luhrsen

Notes taken and minutes transcribed by Courtney Luhrsen

Tina provided the board members with the monthly financial and delinquency reports, as well a copy of the updated directory. No residents in attendance at the annual meeting opted out of their contact information being included in the directory. Tina will include a note in the 2023 billings asking residents to update their contact information with Legacy if they have not already done so.

Welcome new board members, Steve Ross and Rick Barrett, who were elected along with Don Wood, Lachelle Teasley, and Renee Pingle. Courtney Luhrsen chose not to be on the nomination list for this term.

Tina will assist Steve and Rick with signing in to the Legacy board member portal for communications, approvals, etc.

1643 Star Bright seeks a variance to a prior approved outbuilding plan and construction. The variance would allow a 40' setback from the front/road side of the property line to the exterior corner of outbuilding. This would save the homeowners approximately \$40,000 in excavation and grading costs based on a current bid received by their contractor. The board recommends the homeowners seek new bids, at least 3, for the excavation portion of the project as it was originally presented and approved by the board. If they ultimately decide to proceed with the variance request the board will require a set of new engineered site plans and construction drawings to review.

1551 Scenic Ridge Dr received a complaint from an adjacent neighbor regarding "unsightly upkeep" of the property. It was determined one of the items in question, rocks surrounding culvert ends in the driveway ditch line, were approved by Ray Reiker and Renee Pingle during the summer of 2021 to mitigate erosion. It was agreed the homeowners would maintain the area by performing weed abatement and general upkeep around the rocks. RSR is unable to mow the area and does not accept responsibility for the upkeep of said borrow ditch following this agreement. Tina will respond to the complainant appropriately, RSR BOD considers the matter closed.

Mailbox repairs - Rene is working with Mailbox.com (Sellsbury Industries) to order replacement parts to repair the broken boxes at the second entrance.

Board positions for the 2023 term:

President - Don Wood

Vice President - Rene Pingle

Secretary - Lachelle Teasley

Treasurer - Steve Ross

At-Large - Rick Barrett

Steve Ross and Don Wood will coordinate a time to visit both RSR banks. They will add Steve Ross and Tina Whitney w/Legacy to the accounts, and verify removal of Dwayne Roberts.

Rick would like to offer his expertise and time researching grants available to communities such as RSR. These grants could include funds to offset operating costs incurred by HOA's and also neighborhood enhancement grants.

1653 Renegade Court - CL will contact the homeowners with a request for them to contact their builder. Summit Construction originally agreed to reseed the portion of the common space that was over-excavated during the initial phase of the build. This has not been done and construction is complete.

Dog bite - Dog owners are aware a 3rd offense will result in the rehoming and/or requirement to euthanize. Don will follow up with Caleb Wilkins to verify a formal letter was sent to the [REDACTED].

[REDACTED] Innovative Custom Homes - 1666 North Ridge and 1636 North Ridge delay of completion complaint. Tina will send [REDACTED] a letter asking for an expected timeline and completion date for both properties. If he does not respond by the next board meeting in December, the BOD will ask Caleb to send a letter and also advise on next steps. Tina will follow up with the original complainant to let them know the BOD is actively pursuing.

Entrance light remotes were passed from Courtney to Steve.  
Checks were passed from Lachelle to Steve.

No further business, meeting adjourned at 7:45pm.