

Rocking Star Ranch HOA Annual Meeting

Saturday, August 16, 2025

9:00 am

Call to order: 9:02am

Welcome – Don Wood

Members at the table: Don Wood, Steve Ross, Rene Pingel, Faizan Bholat, Courtney Luhrsen

Approval of 2024 Minutes – not available at this time

Treasurer's Report: to date \$226,006.11 in operating money, \$46,180.53 in expenses (includes new mailbox units, springs for mbu doors, road maintenance, snow removal, etc). Additional mowing, weed spraying, snow removal, road maintenance, will add to expenses for the remainder of 2025.

Question from the audience: is it possible to swing the mbu doors the other direction? – response from Don “unfortunately, it is not an available option, please remember to close the doors when collecting packages so the wind does not have an opportunity to catch them and blow them open.”

Approve the treasurers report as written, motion to approve, all in favor, no opposed.

Old business: road maintenance

Landscaping

Highlights: Halloween hayride (any new volunteers?) and decoration contest

Christmas lights contest will be held again

Neighborhood picnic was a success and will continue to be the 4th Saturday of June from here forward.

Welcoming committee has given out 8 baskets and has 3 more upcoming, positive feedback. Suggestion from the audience: “reinforce the new homeowners read their covenants and bylaws”.

New business: new mbu parcel units to be installed Sept 6 at 9am, will need hammer drills, portable generator, cut off saw, people. Meet at Steve Ross' house, 3rd entrance.

Resealing blacktop is scheduled for the middle of September.

Board term limits amendment – 2 year terms for top 3 vote receivers, 1 year term for bottom 2 vote receivers for 2025 vote, followed by 2 year terms for every year thereafter.

Votes cast and received – 25 yes, 1 no – board term limits amendment passes.

Nominations/biographies due to Tina by Sept 1, bios and ballots to property owners by Sept 16, ballots must be returned no later than Oct 1 to be counted, new BOD announced by Oct 6

Open to the floor:

Who sprayed what kind of chemical on Star Pass approximately 2 months ago? 20-foot swath is dead along the road. Response from BOD – do not believe it was Clint with All Around as all other sprayed areas have not been affected the same. Steve will drive by on the way home and take a look. Guy asks that the BOD send out a communication when weed spraying is upcoming. – BOD will make their best effort to do this but Clint comes when he is able to put it on his schedule and the weather cooperates.

If any burrow ditches need repair or erosion control from the recent rains, reach out and BOD will get them scheduled with All Around Ag.

Road concerns – washboards

Prairie dogs – don't kill the weasels, they eat the prairie dogs

Adjournment: 10:14am