

**Rhododendron Park Maintenance Company**  
**Regular Meeting of the Board of Directors: Minutes**  
**March 6, 2023**

1. Call to Order            Time: 6:30 p.m.

2. Roll Call of Board Members:

- Darrell Pritchard            Present
- Don Miller                    Present
- Richard Clark               Present
- Virginia Klein                Present
- Phyllis Hippler              Present
- Dave Doggett                Absent

3. Members and Guests present:

Paula Rice  
Laura Higgins  
Tom Ryman

4. Review and approval of Minutes for February Meeting. Don moves, Virginia seconds. Put to vote the minutes are accepted.

5. Review and Approval of Financial Report for February 2023 and corrected January 2023 financial report:

- January 2023 corrected financial report - Virginia Klein moves to accept, Darrell seconds. Put to vote, the corrected January 2023 financial report is accepted.
- February 2023 – Don Miller moves to accept, Virginia Seconds. Put to vote, the February 2023 financial report is accepted.

6. Committee Reports

- Maintenance:
  - Gravel has been raked @117<sup>th</sup>, we will need more.
  - A trash run will be needed (roadside trash)
  - We will be sending someone to look at the tree behind Phyllis Hippler's home.
  - Friday, March 10, 2023 Lincoln Logging will be clearing blackberries and moving the trail.
- Newsletter/Community Mailings:
  - Deadline and corrections for upcoming newsletter discussed. Virginia will be coming in Tuesday morning to fine tune the newsletter.
  - Welcome packet to include Electronic Communication Opt-In Form
  - Budget needs to be written in the next two weeks. Laura will be sitting down with Heidi. Keep the format of last year's budget for this year.
- Website/Facebook
  - Paula has agreed to provide account credentials to Laura.
  - Website needs to be updated with most recent minutes and financial reports.
  - Georgia Warner has received her 2<sup>nd</sup> Violation of community guidelines for Facebook. Someone from the board needs to reach out to her to inform her. Possibly mute/remove.
  - Laura will be setting up an official Rhody Park Office Account on Facebook to answer questions/communicate with residents.

- Compliance
  - 2 New complaints have been received but not logged. They need to be verified.
  - Paula Rice would like to remain as Compliance Officer. Please email case file to Paula.
  - Virginia's neighbor, Phyllis gives the HOA permission to cross her property so that photos may be taken.
  - Paula Rice asks that the greenbelt access between the 202<sup>nd</sup> cul de sac and 203<sup>rd</sup> cul de sac be either cleaned out, or blocked entirely. There are individuals jumping fences from the greenbelt onto private property. They are then going to homes and banging on doors in the middle of the night.
  - 20-233 and 10-045, People living in the shed. Ask lawyer about best course of action.

#### 7. Open Forum

- Paula Rice asks that any legal paperwork with her name on it be copied and given to her.

#### 7. Old Business:

- Schriver Property – We will be receiving a call from the lawyer Tuesday morning for updates regarding this case
- Liens placed for nonpayment of dues vs. HOA violations – Don moves to table this topic until the next meeting. Darrell seconds. Put to vote, this will be brought to the next meeting.

#### 8. New Business

- I. Stairs and Ramp into the office building are in need of repair.
- II. Office Manager Salary raised to \$1400 per month. Richard moves, Phyllis seconds. Put to vote, Don abstained. Vote passes.
- III. Paula to help with P.S.E. LED Project (3 lights)
  - a. Don questions the advisability of the benefit of LEDs.
  - b. The streetlight near Darrel is burned out
  - c. Please add the P.S.E. link to next newsletter

#### 9. Committee Reports:

- Maintenance: To be repaired: Sprinkler in park, older riding mower. Cameras are to be activated and an LED bulb installed in the flood light.
- Compliance: Still seeking a compliance officer. Properties of concern: listed separately
- Website/Facebook : No report available

10. Next Meeting: April 3, 2023 at 6:30 p.m.

11. Adjournment: Time: 7:40 p.m.