

Rhododendron Park Maintenance Company
Regular Meeting of the Board of Directors: Minutes
April 3, 2023

1. Call to Order Time: 6:32 p.m.

2. Roll Call of Board Members:

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

3. Members and Guests present:

Laura Higgins

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

5. Review and Approval of Financial Report for March 2023 and Proposed budget for 2023-2024:

- March 2023 financial report – Don Miller moves to accept, Richard Clark seconds. Put to vote, the March 2023 financial report is accepted.
- 2023 – 2024 Proposed Budget – Darrell Pritchard moves to accept, Richard Clark Seconds. Put to vote, the proposed budget for 2023-2024 is accepted and will be mailed out to members with a budget ballot.

6. Committee Reports

- Maintenance:
 - The trail has been cleaned and moved
 - The office windows are all cleaned and operational
 - Upon replacing the front steps, it was discovered that the building has termite damage. The building will need to be jacked up and have the blocks replaced. Darrell will look into getting a jack, as well as doing a termite bomb.
- Newsletter/Community Mailings:
 - July's mailing will include board resumes
 - Content will include Board activity
- Website/Facebook
 - Website will be updated after budget mailing has been sent out. Minutes and Financial Reports need to be updated.
- Compliance
 - We still need to know which cases are still active and update fees, due to lack of communication from Paula regarding compliance, we need to find a couple of members willing to take over compliance.
 - Darrell would like to establish a set standard timeline for compliance case work flow. Darrell will look at the bylaws and work on a written policy to present to the board. Timeline to include

communication with the member out of compliance, the board, as well as when to begin communication with the lawyer.

- Virginia asks the board that members and attendees please have their phones on silent/vibrate during meetings to avoid distraction.

7. Open Forum

- No additional owners present.

8. Old Business:

- Lien Violations – Compliance Violations vs. Non Payment – Tabled
- Gentry Case. Email regarding Fidelity National Title

9. New Business

- Discussion on what should be included in the compliance procedure
- Discussion regarding the need for an available compliance committee
- Richard Clark asks if the trees that were felled will be removed. Darrell answers that we will be leaving the trees and limbs at the request of a homeowner to discourage/deter trespassers.
- Liens that were placed by Rhody Park (prior to lawyer involvement) will be removed by the office.

10. Next Meeting: May 1, 2023 at 6:30 p.m.

11. Adjournment: Time: 7:18 p.m.