

RMPOA Annual meeting minutes.

October 24, 2015

American Legion- Tasker hill road.

Officers present:

David Cahill - President

Bruce Scola- Vice President

Natalie Drum - Treasurer and Secretary

Rich Gordon

Mike Martel

Jim Hannigan

Not present: Tanya Martel

Also present- Andy Conti- Water operator

Valerie Shea- bookkeeper

Meeting called to order 9:06am

1. President welcome address- David

Introduction of himself as new president, explanation of how he took over as president back in July when David Weyandt stepped down. Also told owners that David Weyandt died in August.

2. Secretary report- Natalie

A- general review of annual meeting minutes 2014- available on the association website if anyone wants to review. David Cahill motion to accept. Carol Case 2nd motion to accept minutes.

3. Treasurer report- Natalie and Valerie. Review of profit and loss statement for 2015-year to date, and budget for 2016 and 2017. Available to owners as requested- will be emailed, not posted on website. The RMPOA requested an additional \$600,000 to be added to the state loan and it was approved, the state loan for well #4 is now \$830,000. The payback of the loan does not start until the well is completed and fully operating, which hopefully will be by the end of 2015, if not beginning of 2016. There will not be a fee increase this year, but the board will be looking at a Special Assessment for 2016, but have not made a decision in what the amount will be at this time, but it will be under \$1000. William Grady motion to accept treasurer report. 2nd David Cahill.

4. Water and well 4 update - Andy and David. Thank you for your patience with this process. It is actually moving along and coming to a close by the end of the year. The actual well has been dug for 2 years, but all the parts and pieces have really only been able to proceed within the last 6 months. Water line installation work on Modock Hill and Highland roads has been completed. Work continues on the control house on well easement property and the intermediate pump house on corner of Modock Hill and Highlands. We

are also working to finish the new Telemetry installation at the main pump house to enable better monitoring of the tanks and usage within the association. We once again need to remind all home owners that water meters on all houses are mandated by the state and will be used in leak detection and usage monitoring in the future. At this point there are only a handful of homes that are not fully hooked up-whether that is meter or antenna. Letters will be going out, this needs to be completed by the end of the year or your water will be shut off until it is completed. Old infrastructure and water lines have been and will continue to be changed out as we are able to complete.

Open to questions:

Carol Case brought up that there were no water related alerts this year, thankful for that. Question about a timeline on the water ban- response- when well#4 has been brought online and the necessary tests have been completed and we can get baseline reading, then the ban will be lifted, and hopefully the moratorium on new home construction will be lifted then also- but that is up to the State.

Nathan Marles- asked about the budget item of lots with liens and what is being done to resolve those. Response is that we were able to resolve 2 lots this year bringing money back to the association, hopefully in the next year we can get those resolved also.

Fred Cohen- thank you to Mike M and other board members for their work on the building of the control house for the new well. And question regarding

any more problems with illegal activity within Rockhouse? At this time no pressing illegal issues. Decline in the drug activity on Gotzens, and there is not really anyway to keep everyone off the road leading to the main pump house, the board is working on a solution to keep cars from getting up there though.

5. Road update- David. Overall roads in pretty decent shape. Purposely deferred work on roads due to the movement of construction trucks. We will be working on the roads -raking and grading in the coming month. Wash outs big problem with storms, one of big problems is paved driveways- not being set up correctly, David- admits that his is a problem that he has been taking steps to fix. Mike - please look at your property and maintain edges of road and help keep culverts cleaned out. Culverts that aren't cleaned out cause water to move down the road causing washouts and ending up in other peoples lots.

The problems at Arlberg and Townline road were brought up- David will look into.

Mary Collin- Garmish and Gotzens- there has been an issue- Russ Lanoie working on the problem. Russ has been doing a great job.

If you see issues- Please let David Cahill know.

6. New Business- board member elections- 3 coming up, 1 open Board responsibilities- Meet 1st Saturday of every even month, special meetings as needed, also phone or email resolution of issues that come up.

Nathan Marles agreed to be nominated, David 2nd. Vote- all present owners in favor. Motion passed.

Mike, Fred and Rich board seats up for renewal- all in favor of continuing on board. Motion passed to keep them on board.

IF ANYONE IS INTERESTED IN BEING ON THE BOARD WHO IS NOT PRESENT PLEASE LET SOMEONE ON THE BOARD KNOW.

Cynthia Klevens- encouraging participation in this process. There is an administrative order in place against the association- items are months past due. There are things that need to get done in order to get this project done and prevent fines. Thank you to the board for their hard work.

8. Adjourn at 10:07am Mike M motion, Carol 2nd.