

September 17, 2021

To: All Rosedale Community Council Members

Subject: Recap from committee meeting – 9/15/2021

The meeting of the Rosedale Community Council was called to order by Chairman Mike Zinn. Due to continued covid concerns, the meeting was held via Zoom. 14 RCC members were in attendance, with 12 of the 14 HOA communities represented and 2 of the non-HOA communities represented. We also had 7 homeowners join our meeting. Joe and Kellie Miller of Miller Results continue to facilitate, assist with any technical issues, and conduct polling on proposals.

Mike reviewed the agenda, then affirmed we should be good until the end of the year financially. However, we needed to discuss this in future meetings as we decide the format we have for our meetings (in-person, via Zoom or both). As Helen Maxey attended our meeting, Mike let her review the Community Activities Announcement that had been sent out to RCC members for distribution. The activity is an upcoming “get to know your neighbors” stroll in various neighborhoods throughout Rosedale. First stroll will be along Carnoustie Place on Sunday, October 24th from 3:00 – 4:30, with subsequent strolls scheduled for other neighborhoods in following months.

Our second item on the agenda was an update on the Lena Road and 44th Ave. extension. Gil Waldman is on the newly formed committee and provided the update. Gil stated the main concern of the committee is the volume of traffic along 54th Dr. E at the SR 70 entrance should the Lena Road go through, followed by overall safety concerns. Along with Gil, key members of the road and storm water management committees, along with board members Paul Meehan, Bill Moran and Fred Booth, make up the committee. Committee has hired Schappacher Engineering, the engineering firm the community has been using for such projects, to assist with a meeting with the public works staff. As the Lena Road extension is not on the county board commission’s agenda yet, there is no need to have individuals contact the commissioners yet; this may be a future tactic / need of the board and Rosedale residents. Susanne Lee commented that she has a Victoria Court resident with knowledge and experience in this type of situation and would send contact information to Fred for consideration to join the committee.

Rich Toscano covered the ARC Task Team proposal. He reviewed the draft language that local HOA’s might want to consider adding to their CC&R’s that would provide some clarity and direction to the role the local ARC person or committee would play in the ARC process. Additionally, the task team is recommending the master ARC committee do the following:

- Create a step-by-step ARC process and flow chart
- Develop criteria, guidelines and/or standards for specific ARC request areas
- Clearly define the role of the local ARC in the process
- Schedule a meeting with local HOA ARC chairs to explain master association process and the local ARC rep’s role in the process.

Rich stated the task team has additional recommendations but are still working through the details. If other RCC members would like to view, contact Rich.

Suzanne Lee provided an update on compliance committee reporting. Sue stated that she is now on the compliance committee, so will be able to work closely with the committee members on this need as well as any future enhancements. Sue wants to create a simple spreadsheet to capture the number of complaints and resolutions by category each month. She is working with Fred Booth, committee board liaison, to finalize recommendation and send to the rest of the compliance board for review, approval and implementation. Bob Scully recommended Sue get the grid developed by Dave Kuchinski some time ago. Dave to send to Sue. Mike will also send Sue the recommendations the RCC had previously submitted to the master board concerning this issue as additional information and insights.

Chuck Allen shared a budget option proposal with the group. Chuck's concern is the funding we're currently paying for the needed services isn't enough to keep Rosedale up. As seen in our master board meetings, the committees have uncovered many areas that either were not captured for upkeep/repairs or not funded adequately. Chuck believes the master dues for 2022 have to be increased. However, the concern is not so much how much the increase will be, but rather what will and will not get done with the final budget proposal. Assuming it is more than 2021, Chuck suggested that the board submit the proposed budget and what projects / work would be done / planned for in 2022. Then, he is recommending asking the community to weigh in on additional spending. He suggests telling the community that this is the budget, but if we assessed an additional \$200/household, these are the additional projects / areas we could fix / upkeep in 2022; if we increase it to \$400/household, this is what we could accomplish. That way resident would know what is and what is not going to be done and give input to the board on what the residents feel is important / necessary to keep Rosedale up-to-date and repaired as needed. Mike polled the attendees, and 87% agreed with this strategy, 7% disagreed and 7% abstained. With that, Mike will work with Chuck on proposal wording and get it back to the RCC members for review and further wordsmithing. Upon completion, recommendation will be sent to the board.

Mike provided an update on the master association work on the CC&R's and By-Laws. Paul Meehan had responded to a request from Mike and provided this update:

- Cut-off date for resident's input was originally 9/1; Paul had extended that to 9/15.
- Progress of the project will be reported to the master board during monthly meetings.
- Any proposed changes will need to be voted on by the entire community in order to go in affect. Plan is to have these ready for the February 2022 annual meeting.

Mike adjourned the business meeting to move into any questions for open discussion. Dave Kuchinski reviewed the mediation document that he obtained from the county court website. While the agreement did get veto power by CH6 out of the documents, it still gives them approval of all changes, and if not, we still have to go through mediation or possible litigation as our recourse to make those changes. While a win on the veto power, not sure just how effective it will be overall. He urged members to read the entirety of the document so they were well informed as well. Meeting was running late, so Mike adjourned the meeting.

Next RCC meeting will be Wednesday, October 20th at 1:30 PM and will most likely be via Zoom. Next Board of Director's meeting is October 14th from 2-4, which is also expected to be via Zoom.

Chuck Allen

RCC Secretary