

August 20, 2021

To: All Rosedale Community Council Members

Subject: Recap from committee meeting – 8/18/2021

The meeting of the Rosedale Community Council was called to order by Chairman Mike Zinn. Due to covid concerns, the meeting was held via Zoom. 13 RCC members were in attendance, with 11 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.

After a brief review of the agenda and financials, Mike moved to the second item on the agenda, which was an update of several recommendations made to the master board:

Mike addressed the governance and committee recommendations that were made. Of items that were suggested, the following have possibility of gaining some traction:

- ARC committee minutes: Don Goodenow has stated they should be able to have minutes posted 24 hours after meetings moving forward.
- Committee liaisons: board should be finalizing liaisons for all committees soon. Intent is to have a non-board member be committee chair if at all possible.
- Per Rhonda's recommendation at the July 29th board meeting and then voted on and approved in the August 12th board meeting, committees will now be required to send their reports to RPM by the first of each month. Each report should have committee asks outlined on the cover page with back-up then attached. RPM will gather all and distribute to the board members for review. Board members will have time to review and reach for any clarifications needed prior to the board meeting. This should cut down on the amount of time each committee needs to take during the board meetings
- It was recommended to the board to return to minimum of quarterly town hall / community wide meetings. Board seems committed to doing so in some type of format, but no confirmation of timing yet.

Susanne Lee addressed the compliance recommendations. Discussions have been ongoing with Don Goodenow and the compliance committee. Goal is to develop some type of reporting system. To date, several ideas and formats have been suggested, but no decision has been made on what and when said reports will be produced. Susanne will continue to follow up and work with the committee.

We moved on to a discussion concerning the Lena Road and 44th Ave extension project. Fred Booth of the master board joined our discussion and is forming a committee to gather details of the project, formulate our concerns and action plans for the community, and keep the county commissioners updated. Fred provided these details:

- 3 people have volunteered so far to be on the committee. One of our RCC meeting attendees also volunteered to be on this team, so now it's up to four.

- At the October 14th commissioner's meeting, road plans will be presented to the board.
- Following this planning proposal, an engineering study will be done prior to plans being finalized.
- Lena Road extension (connecting the north and south portions of Lena Road) is part of this overall plan, with estimated finish date at the end of 2022.

Next steps:

- Fred is looking at when future commission meetings are and also setting up meeting dates for the Rosedale committee.
- Fred has made a request to commissioner Vanesa Baugh to do an exit study on traffic out of Rosedale to SR-70 (along 87th St.) as well as amount of traffic eastbound on 54th (the road behind Smiles Dentistry and Norman's Liquor) using 87th St. to get to SR-70. Idea is to fully understand the amount of traffic currently impacting the SR-70 and 87th St. light. Obviously, if this traffic picks up, it could cause traffic issues at our entrance. Fred believes if traffic levels warrant it, we may be able to set a weight limit on traffic on 54th. (Thought is IF we can get this, it will limit the number of trucks coming south on Lena, turning onto 54th to get to 87th and the light at SR-70. It is currently - and will continue to be - the only way traffic can make a left turn onto SR-70 and go east.)
- Recommendation from the council was to have the new Rosedale team meet soon, possibly by the first week of September, so they could formulate a strategy that could be presented to our master board for approval at the September meeting. Then, with any input or updates, the committee could then prepare and be present for the county commission meeting on October 14th.
- Committee will also utilize the recommendations provided by the RCC:
 - Identify Rosedale resident issues, concerns and questions
 - Gather appropriate information and ideas
 - Consider working with businesses that will be impacted
 - Identify possible options and alternatives to pursue
 - Develop and coordinate resident strategies and actions

Rich Toscano provided an update from the ARC task force that had met to discuss ARC issues. For today's meeting, focus was gaining alignment on 3 initial items:

1. Local HOA's should have a role in the ARC process of the Master Association. Local HOA approval means the homeowner's request conforms with the local HO association's CC&R's.
2. All local HOA's should add a section to their CC&R's that clarifies the role and authority of their ARC. At this time, only 3 local HOA's have some language of this type in their documents. Richard Todd is the legal representative that many of the HOA's use. He has a review process that ensures everything is correct. Rich encouraged the other HOA's to utilize this service and update their CC&R's.

3. Group is asking the Master Association ARC if there is a step-by-step ARC process, and, if so, publish the process on the RMHA website under the ARC tab. This request has been brought up in past board meetings.

All council members aligned with these recommendations from the task force. ARC team will meet again to discuss additional issues and bring them for discussion and review at a future meeting.

Mike provided a breakdown of various sections of the Master Association CC&R's and By-Laws, breaking them down into workable sections to review and provide input on changes, updates or additions. He asked each council member to review the list and select one or two to work on with their neighbors. Carole Kakos, while unable to attend the meeting, none-the-less had reviewed the agenda and topics and responded to Mike that she and her neighborhood would work on Pages 7-13 of the CC&R's, covering Articles 5.1 – 5.21, Mike asked for the members to contact him with their selection so he could coordinate amongst the team. All suggestions should be sent to either Paul Meehan at bodmeehan@rosedalehc.org, or Peter Ingrassia as bodingraffia@rosedalehc.org.

In the interest of time, Mike did not review the status of the open items. The flow chart was included with the meeting packet and council members can review and provide updates to their communities as needed. For the most part, all items have been covered and updated in the monthly board of director's meeting recaps.

Mike adjourned the meeting to move into any questions for open discussion. Gil Waldman expressed concern about the wall in Links 4, as it is full of dirt and mold and needs cleaning. Chuck recommended Gil check with Tom Tangney, as Tom had mentioned in last week's board meeting that he was getting estimates for wall cleaning for the 44th Ave. wall and other locations. Gil should ensure his area is included on the list. Jerry Tippin commented he was glad to see work on the CC&R's. He felt they were very outdated and needed work. Mike Sullivan complimented the RCC for its diligence and was disappointed the master board did not appear to take recommendations of the RCC as seriously as he felt they should. Mike thought recommendations were well thought out, provided good rationale for the requests along with action plans and benefits that made them very workable. No other questions or concerns were voiced, and with that, Mike adjourned the meeting.

Next RCC meeting will be Wednesday, September 15th at 1:30 PM and will most likely be via Zoom. Next Board of Director's meeting is September 9th from 2-4, which is also expected to be via Zoom.

Chuck Allen

RCC Secretary