

Message from RECOA's President

Wildlife Update - A few updates here. Firstly, last week an Osprey was seen fishing in the Trail Creek Pond on the West Ridge. It may be back and so watch out for this truly impressive sight if you're lucky enough to witness it.

Secondly, the aerators in the Lakeside Pond on the West Ridge used to be located by fairly large plain black plastic floats. Last week these floats were replaced by plastic ducks and so don't be surprised to see three immobile ducks, they just look better than the previous floats.

Thirdly, the cattle are back on the BLM land to the West and South of the West Ridge so please ensure that you securely fasten any gates on the boundary of the West Ridge as they are eager to come and graze on our landscaping and drink from our water features.

Updates from the June 22nd Board Meeting - Our Board meeting on June 22nd was an extremely busy one. Relatively few homeowners attend our board meetings and so, as an experiment in greater transparency I will summarize the more important items we covered. The full text of all reports, motions and voting results can be found in the minutes of our board meetings, what you see below is my personal summary of them.

President's Report

RECOA Standard Form of Contract - The Finance and Contracts Committee agreed to the President's request to review our standard form of contract to consider sub-contracting by our suppliers. The committee stated that they had several other areas of change to consider. The proposed revised document will be reviewed by the Board and our legal representatives once it has been drawn up.

RECOA Common Property Landscaping - It became apparent to me that we have several areas of non-irrigated, but highly visible RECOA Common Property that prior ECM management determined should be excluded from routine 'tidying' by our landscaping contractors. I am now working with ECM, and CWP to bring appropriate areas into the scope of our routine landscape 'tidying'.

Treasurer's Report

Deborah Bolan made a motion that RECOA will rely on the neighborhood maintenance charts created by the declarant and published on RECOA's website at, <https://www.ridgeowners.org/info.php?pnum=4> to include or exclude neighborhood assets in our reserve fund assessments. The motion passed unanimously.

Secretary's Report

Dolores McNulty submitted her resignation as board Secretary with immediate effect.

Short Term Rentals Policies - The Rules Review Committee presented several recommended policies governing Short Term Rental of homes within RECOA. The recommended policies would:

- Require owners to notify RECOA each time their property is rented.
- Require owners to pay a RECOA fee per person per day each time their property is rented.
- Require owners to post a summary of rules and RECOA governing documents in their rentals.
- Create a system of fines for violations by short term renters.
- Require owners to reside in their homes at least 14 days per year.
- Require owners to provide their contact information to neighbors.

The board did not approve these recommendations, but a motion was made by Cindy Phillips to consult with RECOA's attorneys on the legality of each of these recommendations. The motion was passed.

Forest Greens and Creekside Insurance Changes - Two motions were made by Robert Sharpe, one for Forest Greens and one for Creekside, to formalize the requirement for each homeowner to provide RECOA with a Certificate of Insurance showing adequate insurance coverage. The motions also provided for a \$400 per month penalty for those homeowners who fail to provide their Certificate of Insurance. Both motions were passed unanimously.

RECOA's Management Contract - A motion was made by Robert Sharpe to create two Board sub-committees concerned with or management company contract. The first committee is to monitor the performance of ECM (our current management company) against the existing contract signed by RECOA some three years ago. The second committee is to develop a detailed definition of RECOA's next management company contract. The motion was passed unanimously but membership of the committees was not decided.

Forest Greens Homes Paint Colors - The board were shown three exterior color schemes for use in Forest Greens that had been presented to the MOC by the Forest Greens neighborhood representative and approved by the MOC. The board approved these color schemes but also suggested that adjacent buildings should not be painted using the same color scheme.

Smoking in Forest Greens Homes - A motion was made by Dolores McNulty to forbid smoking in all open areas of Forest Greens homes and to require any homeowners that

allowed smoking within their homes to install a cigarette butt disposal container. The motion failed.

Marijuana Use in RECOA Homes - A motion was made by Dolores McNulty to forbid marijuana use within RECOA. The motion failed.

Forest Greens Neighborhood Committee - A motion was made by Dolores McNulty to create a neighborhood committee for Forest Greens to control the policies and procedures governing the use, repair, maintenance and replacement of that neighborhood's assets and common areas. The motion failed.

Definition of Words in RECOA's Governing Documents - A motion was made by Dolores McNulty to clarify the meaning of words in RECOA's governing documents by adhering to definitions within the Merriam-Webster dictionary and the Black Law Dictionary. The motion failed.

Use of Mulch in Projects Funded from Reserves - A motion was made by Dolores McNulty to allow rock or gravel to be substituted for mulch in projects funded from reserves. This motion was withdrawn but the matter is to be referred to the Finance and Contracts Committee

Changes to Neighborhood Governing Documents Regarding Insurances -

Following the vote earlier this year by homeowners in Forest Greens and Creekside RECOA's governing documents for those neighborhoods were changed so that those homeowners now must fully insure their homes rather than RECOA insuring the structure. Those changes also had to be counter signed by the declarant and RECOA's President and Secretary

The declarant is the entity that established our HOA, created our governing documents, and appointed our first board of directors. RECOA's declarant at present is the organization known as "KDG".

These documents are required to have "wet" signatures and when we received KDG's signature RECOA did not have a Secretary as Dolores McNulty had resigned from that office at the June 22nd board meeting. Following an emergency board meeting to appoint a secretary this critically important document was able to be signed and recorded.

A Message from Eagle Crest Management

Please prevent children from throwing landscaping rocks into ponds on property. It may disturb waterfowl nesting and it's expensive to have landscaping replace the rocks. Owners who rent, please inform your renters of this policy.

Upcoming Meetings and Events

Communications Committee Meeting – July 11th, 1:00pm, Zoom only.
Rule Review Committee Meeting – July 11th, 2:00pm, Zoom only.
ARC Meeting – July 12th, 9:00 am, 7555 Falcon Crest Dr.

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