

Rimrock Meadows Association
Annual Membership Meeting Minutes
March 13th 2021

Board Officers Present:

Rob Edinger, Chairman; **BJ Cunningham**; Vice President; **Julie Lindgren**, Treasurer; **Leah Turner**, Secretary; **Josh MacKenzie**, **Stan Marsh**, **Pete Savage**

Others Present:

Jose Ortiz, President; **Michael Wyman**, Attorney

Call to order at 10:40am:

Chairman's opening statement –Rob Edinger gave a speech about his experience on the Board the last 3 years and most recently as the Chairman. Rob included recognition and thanks to each of the Board Directors individually and gave recognition and thanks to them while reminding others if you are interested in being a part of change at Rimrock, volunteer or run for the Board.

Manager Report:

1. Rimrock Reopening Plan / Rattler – Jose explained that we are looking at our reopening plan but want to make sure our I's are dotted and our T's are crossed and that we are awaiting further guidelines & regulations from the Governor.
2. Operating budget – Jose explains that a proposed budget is our best estimate on income and expenses and spending for the upcoming year. Jose went over the 2021 proposed budget line by line and provided explanations of the comparisons to the 2020 Budget actuals
3. Capital Expense Budget – Capital Expenses are defined as Expenses over \$2500 that will last 3 years or more. This is the first Capital Expense Budget proposed to the membership by the Board. Jose went over the 2021 proposed Capital Expense budget line by line and provided explanations of the projects.

BREAK – 12:04PM – 12:16PM

Finance Committee:

1. Dues Increase –Julie presented the dues increase discussion and explained the potential need for the dues to increase. We are selling our assets/inventory (property) to pay our operating expenses rather than being able to cover our operating expense with our dues income. If we were able to cover our operating costs with our dues income, we could save our reserve funds to be used to improve the infrastructure and facilities. This increase is minimal in comparison to the typical average cost of living increase that occurs year to year. Dues have only increased two times in the last 23 years, once in 2016 & once in 1998. There was lively discussion and many concerns were raised regarding the amounts, the timing of an increase & the impact to fixed income individuals.
2. Interpreting the Profit & Loss – Julie explained some specifics on our Profit & Loss and that our Capital Expenses are not listed on the Profit & Loss as those come out of our reserves versus our operating funds.

Old Business:

1. Approval of the 2/29/2020 Annual Meeting Minutes – BJ made the motion & Josh seconded to approve the 2/29/2020 meeting minutes. – ***Motion Carried unanimously by members present***
2. General Membership Q&A –

Q. What's going on with the Burglaries & Break Ins?

A. Jose explained that we are active in patrolling the areas and following up on calls and concerns that are brought forward. Jose also explained that we have a Security Committee already established that has access to radios that they use to communicate with each other about concerns. A suggestion was made of placing hidden game cameras at entrances & throughout.

Q. Who actually sells the lots and what kind of evaluations do you do? Do we do background checks?

A. We do not do background checks however we do converse with them and outline our expectations, etc. and provide them copies of our bylaws and often they decide this may not be the place for them. There were concerns discussed about people buying property and not keeping their lot up or throwing a bunch of junk on the lot.

Q. Have we heard anything about cell towers coming out here or anything like that?

A. Yes, we are working with a Vendor that will come out and put in a tower and provide cell coverage to a lot of members. We are hoping to accomplish this in 2021.

3. Board Member Appreciation – Current board members talked about their time at Rimrock and why they chose to volunteer on the board & their roles.
 - a. Rob reiterated the email addresses available for members to use as needed
 - i. Rimrockmeadows@gmail.com – Rimrock Office
 - ii. Rimrockmeadowspc@gmail.com – Rimrock Planning Committee
 - iii. Rimrockmeadowsboard@gmail.com – Rimrock Board
4. Board Candidate Introductions – Cindy Alsop discussed her time and experience at Rimrock and her desires for Rimrock as a Board Director; Dave Mayer & Philip Moisher were not present to speak.

Ballot Results:

1. Last call for ballots –Final ballots tallied & Certification of a Meeting Quorum. CPA reports approximately 350 people have voted; versus approximately 280 last year. This is exciting for Rimrock as that reflects more engagement from its members.
2. Dues Increase Proxy -The majority of membership (173/75) voted for Choice B on the ballot (\$10 increase per year)
3. Budget Approval
 - a. 2020 Operating Budget – Approved (331/22)
 - b. 2021 Operating Budget – Approved (327/25)
 - c. 2021 Capital Expense Budget – Approved (329/19)
4. Election of Directors –
 - a. Dave Mayer elected
 - b. Cindy Alsop elected

New Business:

1. Exiting Board Members - Appreciation was shown by gifting recognition plaques to the exiting board members
2. Incoming Board Members were announced

Pete made the motion & BJ seconded to Adjourn the meeting @ 1:29pm - ***Motion Carried unanimously by members present***