

Round Tree Estates Board Meeting

March 11, 2023

Present: Ed Anady, Deb Ritchie, Tammy Foster, Randy Reese.

The meeting was called to order at 1:10 pm. The minutes of the last meeting were read by Tammy and approved.

Old Business

- We scheduled the annual HOA meeting: The board has chosen Saturday, April 1st, for the annual board meeting. This will be held at the home of Rob and Tammy Foster at 1:00 pm. We will have a potluck right after the meeting.
- We discussed having a burn day in the common area. The concern was that we don't have a source of water and needed to have a way to put out a fire. **It was determined that we don't need to have a burn pile in the common area. Instead, the branches were dragged to the road for the forestry service to chip. We don't have an ETA on when this will happen. But should be within the next month or so.**
- We have had some instances of the keypad being hit and discussed some ways to prevent this. We think putting a boulder in a spot would keep people from getting too close, but still, being able to reach the keypad. **Deb will check into any potential liability on the HOA for doing this, should someone hit the boulder. The board will report findings after the next meeting. Tammy will call Roger Peer to verify any liability of the HOA if someone hits the boulder.**

New Business

The purpose of this meeting is to create an agenda for the HOA meeting. The following topics were brought up by homeowners and board members and will be addressed on April 1st.

- "Little Lending Library" update will be given by Ann
- It was proposed that this year's Round Tree summer Garage Sale be One day Friday only this time and to be held concurrent w/ Lake Acres II (if they are having one). **Who would like to take the lead on this?**
- Snow plowing volunteers we have all appreciated the volunteer work they do in clearing Rowan Ct. during the winter months as needed. Several people have expressed that they would like to compensate or at the very least, reimburse for fuel for taking on this task. The board has spoken to Randy and Dan and they don't feel the need for compensation. The board feels that putting \$100 into the budget would allow them to request (or not) some of that money to refuel their vehicles.
- **Gravel** – The gravel next to the Winter/Ritchie well house was designated by homeowner vote to be used to maintain the edge of the road.
 - The library committee is requesting to utilize the gravel pile for around the lending library including a little path up to it.
 - A request has been made for improvement to common area trail/road for better access. Removal of large rocks from path adding gravel. Smooth the trail a bit and add gravel so that the roundabout does not get as muddy. Additional discussion

needed on this topic, since our current gravel pile is designated for the edge of the road.

- o As a homeowner, if you need gravel to maintain the edge of the road, no special permission is needed for this purpose. The pile is available on the honor system.
 - o A vote will likely be needed at the HOA for a special assessment for additional gravel for purposes outside of regular road maintenance since final assessments have already gone out.
- **Fire Safety** - Jeff and Lynn had Russ Deboodt (fire marshal) visit their property over a month ago to assess what we needed to do and found it very helpful. Although the board didn't get much response from homeowners on the topic of fire safety (email last fall), we feel it should be a discussion at the HOA meeting. We feel it would be prudent to still have him out to look at our common areas and give us any recommendations. Ed will contact Russ and schedule a time for him to come out and look. If homeowners would like their property evaluated they should let Ed know.
- We discussed the need for volunteers for upper and lower roundabouts for weeding and spraying and watering during the hot months.
- We are on track for sealing the road in 2024. This is the sq footage for the road: 68,712sq ft. Tammy will get an updated bid on resealing the road so that we can make sure we are saving enough for 2024 seal coat.
- Final numbers for assessments were discussed.
- A vote will be needed regarding the garbage service and whether or not we want Republic to come up our road when the weather is bad and they need chains. Chains can tear up the asphalt. Could we live without pick-up during inclement weather?
- Annual cleanup day. Leslie has volunteered to head this up. Tammy will follow up with Leslie to make sure the gate cleaning is included on the task list.
- The board was reminded of the need for proxy votes for those not able to attend.