



Attending: Jim Frank, Declarant, Greenstone Development
Gil Pierce, Association Manager, Rockwood PM
Tisha Goodman, General Manager, Rockwood PM

The meeting was called to order at 5:32 by Gil Pierce with 34 members in attendance at the peak of the of the Zoom meeting. Gil welcomed the meeting participants and discussed the format.

2021 - 2022 Budget Review – Gil Pierce

- The budget is posted to the HOAs website (www.trutinahoa.com) annually and it was mailed out with the annual meeting notice. Quarterly financial reports are also available for review and download on the website.
- Now that we are getting back to normal operations in the clubhouse and with fitness classes, the expenses are starting to return to what we are used to seeing in a normal year.
- The 2022 expenses are tracking close to budget or a little under budget due to the cooler weather which is creating a later start to some of the landscaping activity.
- Some of the landscape maintenance for 2021 was not completed last year and will carry over to 2022. Therefore, while we were under budget in some categories in 2021, we will see some overages in those same categories in 2022.
- In the Main Association budget, we have a line item for activities. In 2022, we only budgeted for expenses related to Wine Down Wednesday, however, the Developer approved \$5,000 to be used for other community activities and this is where those expenses will be coded. Therefore, we will end up over budget in this category by the end of the year.
- Gil opened the floor for questions on the budget.
 - There was a question about replacing dead trees and Gil explained dead trees will be replaced.

Developer Update – Jim Frank

- Joe Frank had some recent “Meet and Greet” meetings to answer specific resident questions and Jim attended a Wine Down Wednesday to share an update on the Farm in River District.
- We are working now on two areas we are adding to the community. One is on the eastern end along the centennial trail and the other is on the western side that will ultimately provide the second permanent access out to Indiana. We will keep the temporary access drive in use, as it is to Indiana, until the permanent access is create. We expect that to happen, possibly the summer of 2023.
- NoLL District is the business district located immediately west of Harvard along Indiana. There are some buildings under construction and it will probably be 6 months or more before those buildings are occupied. There are still challenges with getting things such as appliances and these challenges are making it difficult. The NoLL District will probably take 5 years to build out. It’s intended to have a mix of retail, office and residential uses with the goal of creating an urban walkable type of neighborhood.
- The area near Wellington is intended to be an Artisan District and the buildings will have more of an industrial character to them. The buildings are intended to be used by Artisan food processors



will develop their product and while they provide retail sales, the majority of their sales will be wholesale.

Homeowner Forum

- Member question: When will the stop light at Indiana and Harvard become operational? Jim believes it should be soon, maybe in the next 30 days, however he believes they were still waiting on equipment.
- Member question: Will there be more access points to Centennial trail from Edgewater? Jim indicated there is another access point planned further to the east between two lots to provide access to the Centennial trail.
- Member question: What happened to the camera by the front gate? Gil and Tisha will look into this? There has been an issue with people driving over the grass when the gate is closed. We believe this is why the camera was put up.
- Member question: Can the gate/fence be extended to eliminate the issue of driving around the fence? Jim indicated that we will continue to monitor this issue and consider options if it continues.

Advisory Committee Update – Sherry Maughan

- Advisory committee meets every two months with Joe Frank. Meetings are going well and notes from those meetings are placed on the bulletin board in the clubhouse near the gym. They are also posted on the Resident Website. At those meetings we share input from the residents.
- We are reviewing the activity fund request and submitting them to Joe for final approval.
- Joe Frank is reviewing the five Advisory Board applicants submitted and we believe he will make a selection soon.
- The Trutina resident website has been up and running since September 2021. There are over 250 people signed up.
 - If you have any issues using the website click on the contact us link and we will get back to you.
 - We started sharing a monthly email that recaps what is happening that month. Things do change so you can always check the calendar for real time updates on what is happening.
 - We have been able to give owners that are running clubs access to manage their portion of the website.
 - Reminder to update your personal profile.
 - If you have any interest in helping with the website, please let us know.
- Jim Shared that the Advisory Committee was formed as an avenue for gathering and sharing information, however, it is also a way to help members of the community become familiar with the issues of the governance of the association. While the Developers control of the Board will likely last for a few more years, we may want to begin the process of bringing on residents to the official Board of Directors. There will likely be a period of phasing in members to the Board and phasing out the Advisory Committee. This allows members to learn how to manage the Board.



Garden Committee Update – Karen Dagg

- There are four members of the Garden Committee and we are in the process of revamping the community gardens. (Six beds to the South of the pergola). We are in the process of changing them. We are eliminating the strawberries and planting edible flowers. We will have two beds of edible flowers. We have talked about having some type of event, maybe in August, that would include serving something that would allow us to use the edible flowers.
- Two other beds will have cutting flowers and members of the community are welcome to use these flowers.
- The last two beds furthest from the clubhouse will be a herb garden bed and a bed for raspberries.
- A new hose bib was installed near the herb garden bed.
- We welcome community members to join us and help out with watering in the hot months.

The meeting was adjourned at 6:06pm.

Respectfully submitted,
Tisha Goodman, General Manager
Rockwood Property Manager

