



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

The meeting was called to order at 6:01pm by Gil Pierce with approximately 100 members in attendance at the peak of the meeting. Gil welcomed the meeting participants and discussed the format.

Developer Update – Joe Frank

- We are in for a final plat of an additional phase, however, we don't know if it will be started this year. It is made up for single family and cottage homes. We estimate there will be two additional phases to build out.
- NoLL is the little retail/commercial center. The Brewery has ordered equipment and they are looking to open late September or early October. The Bakery has an expansion for a building that will fit a mill for their bakery and that's in for permit and we hope to have that soon. As part of the bakery there is a space for another food producer with a commercial kitchen, however, we are still looking for a tenant for this space. We are also in for permit for a small community fitness center. We have a few commercial buildings in the design phase that could start construction in 2024 with a possible occupancy in 2025.
- Further West we have a 78 unit multifamily project called NoLL Lofts. That is being framed today. As we get closer to the center, everything will get more dense.
- Mission Ave was recently repaved and closed for a few weeks. That repair work has been completed.

2022 - 2023 Budget Review – Gil Pierce

- There were a lot of discussions last fall with the Advisory Committee and in member meetings to discuss cost of service increases and ways to reduce the financial burden on the community of the various increases. Based on those meetings there were changes made and some services were reduced. We are monitoring those changes to understand how those changes are impacting the community and the budget.
- The 2022 budgeted projected a negative cash flow of \$22.6k. We ended the year with a negative cash flow of \$27k prior to the developer contribution. Some of overages were related to utility expenses and hospitality and social event expenses. The developer did a \$20k contribution which left us with a negative cash flow of \$7k
- The 2023 budget was based on 189 sold and closed by the end of the year. We had a dues increase in 2023 due to increases expenses/costs. Due to decreased services, the increase wasn't as high as it might have been had services not been decreased. With the projected developer contribution of 15k, we projected a net cash flow of \$10k.

Homeowner Questions

- Question: How many total units do we have today and how many at build out in Trutina?
 - Currently we approximately 278 units in Trutina (186 homeowners, 92 Multi Family)



- We have 38 completed lots in varying stages of construction. There will be roughly 70 additional lots developed for single family residential. We anticipate approx. 150 additional Multi Family units at build out. In total that makes for roughly 530 units at build out.
- Question: Has there been any more discussion about the advantage of additional clubhouse space?
 - There has been some discussion and anything that might happen would happen with an additional multifamily phase because that's how it would be financed. That being said, there have been some discussion in regards to other ways to accommodate larger events in a way that doesn't financially burden the community all year long. So if you have a building that is only being utilized 30 days out of the year, you are not being burdened by the expenses for the full year. For example, does a facility like that happen over in the NoLL so that space could be utilized by the larger community so the expenses would be shared. These are only discussions, and nothing has been finalized.
- Question: Has the Indiana entrance and exit been finalized?
 - The Indiana exit will be roughly where it is shown on the map posted on the website. <https://www.trutinalife.com/>
- Question: Are there plans to finish the sidewalk along Indiana?
 - When the southern entrance is complete, then sidewalk will be added.
 - **Action Item:** The southern entrance is not part of the current phase in for city review. It is likely this southern entrance will not be completed until 2026 or possibly later based on where the real estate market goes.
- Question: Do you believe the continued growth will cause water pressure issues?
 - We are not aware of any pressure issues with the water.
 - **Action Item:** Water District indicated they did not anticipate any water pressure issues for the Trutina neighborhood. The District also said residents are more than welcome to reach out to them about any questions they may have. <https://libertylake.org/>
- Question: Are there any plans to add more paths that connect from Trutina to the Centennial Trail?
 - There will be one more path that leads to the trail on the east end of the property.
- Question: Is there an online location where we find the development map.
 - You can go to the Greenstone homes website and view the map of the development and we try to update that as we have new information. <https://www.greenstonehomes.com/community-trutina/>
- Question: Is there any plan for RV storage?
 - We've looked at this a couple of times. We put out a survey a couple of years ago and at that time it didn't seem like a priority. Since then the Advisory committee has reached out to a few RV owners to seek additional information. So we have looked at but we haven't made a final decision one way or another. If we did move forward, we believe the community has strong feelings that it would need to stand on it's own and it shouldn't be subsidized for the overall community and we agree with that.
- Question: Are we allowing fences in the community?



- There have always been fences in the community. For example, there were fences on the very first houses along Wellington. As for dog runs, the ARC has recently approved a couple of dog runs. These were approved with conditions: 3ft open fence, homeowner must maintain the yard within the dog run and it cannot impede or make it more difficult for the landscape crews to do their work. In the future, the ARC will probably require hard edging around it.
- Question: Is there any discussion about expanding the berm on the west end?
 - That isn't our land so that goes into the land owned by the sewer and water district. That is a goal of ours as we develop that south end and we will continue to work on options.
- Question: Can the section of sidewalk along Indiana (east of Harvard) get mowed?
 - Yes, we will work with our landscape crews to get that done.
 - **Action Item:** This item has been completed as of 7/31/23
- Question: When will we expect street trees for the houses along Bailey Court?
 - We will ask the development team.
 - **Action Item:** Ask development for an update on the Bailey Court street trees.
- Question: Can you give us an update on the Jacuzzi?
 - This is a mystery. We have the video and photo of the Jacuzzi having bubbles in it so it's clear that at some point it had more bubbles than it has today. We met with the original installer and there's not circuit for a blower, there's an open pipe that says there is for a blower but it's not there. We are getting a price to add a blower.
- Question: What is the plan to repair the pickleball court?
 - We haven't looked at it closely in the past couple of months. We looked at it in detail about 18 months ago. At that time, we got a bid to totally resurface it and the decision was made to not move forward due to the cost. We can revisit this. At that time, I was working with a member of the community that was very involved in pickleball so if there is someone who is passionate about this and would like to be part of that process, please reach out to us.
 - **Action item:** Revisit this with the Advisory Committee.
- Question: Will there be additional pickleball courts added?
 - Adding more courts isn't off the table and we will continue to look for opportunities in the community and within the surrounding community. We see it as a top-level amenity.
- Question: If any improvements or maintenance of a new improvements comes out of our HOA fees, will you put those up for a community vote? Who would fund something new?
 - It would be part of a larger budget discussion. The capital expense which could be a developer contribution or funded by the HOA and the maintenance which would be funded by the HOA.
- Question: The compost bins just can't keep up with the garden waste and I'm wondering if there could be a solution for the green waste?
 - Yes, we can consider better solutions to the compost bins.
 - **Action Item:** Consider solutions for garden waste such as coordinating removal by our landscapers or construction waste contractor.
- Question: Now that the community will be responsible for their own pruning, can there be some consideration for how to remove this type of waste?
 - Yes, this is something we can discuss and consider options.



- **Action Item:** Consider solutions for individual green waste due to pruning.
- Question: What is the plan to maintain the pool flooring as it appears to be spalling.
 - This is something we are looking into and getting quotes.
 - **Action Item:** Follow up on solutions to maintain the pool floor.
- Question: There is trash being dumped at Rydal. What should we do when we see this?
 - Please contact Rockwood Property Management to report this and they will forward this to the developer/builder. You can go to their website and use the common area work order to report this.
- Question: Can someone take a look at the area behind Heton lane. The undeveloped land behind us is a fire hazard.
 - **Action Item:** Nearly all of this will be cleaned up with the next phase of construction, which is scheduled to be this fall.
- Question: When you submit for the new plat will you notify the homeowners so we know what is in the works?
 - Joe indicated that he talks to the Advisory committee and if there is a public notice requirement by the city, then notification will go out. We will continue to follow the required public notice process but won't commit to any other additional notification.
- Question: Is there something that can be done about the traffic noise?
 - We built the berm for exactly this reason to assist with traffic noise. Joe indicated that he would be more than happy to discuss other ideas and he suggested that the homeowner reach out to him.
- Question: Is there any way you could install rocks around the side of all the swales so they look nicer and the mowers don't dig down into the sides?
 - Rocks are added based on need but if there is a specific swale that you are concerned about, please reach out to me and I can look at it.
- Question: Will there be any additional dog stations put into the East side? Who pays for them? HOA or Developer.
 - In general, if there is space in a common area dog stations can be put in during development. That being said, more often these go in after development as it's more obvious after residents begin living in the community to determine the best locations. We always try to find common areas so they aren't installed right in front of someone's house. Right now, there aren't a lot of common area on the East side.
 - **Action item:** Look at options on the East end for dog stations.
- Question: Are HOA dues going to go up again?
 - The services homeowners receive are paid for through your HOA dues, therefore, we are at the mercy of the market of what those fees will cost. So, when prices go up there are two options: reduce services or increase dues. Those are the only options.
- Question: Is it more cost effective to have a master contract for services or for homeowners to pay for individual services.
 - It is more cost effective per home to have a master contract.
- Question: Do we have a reserve account and are some of our dues going toward the dues.



- Yes, we are putting about \$10k into the reserve account annually. As we get closer to build out a reserve study will be completed and that will provide a more clear picture the reserve planning the community will need to plan for.
- Question: When we moved in the alley and sidewalks were damaged by construction.
 - The development team has been made aware of these damages and they generally do these repairs in large groups instead of once section at a time.
 - **Action Item:** Member indicated the pathway was a safety hazard so we will look at the sidewalk near her home. 22640 E Wellington. Joe Frank walk this area and was unable to find any damage or failure that would constitute a safety issue.
- Question: How long has Greenleaf done the landscaping?
 - Greenleaf has been doing the landscape maintenance since the beginning of the project.
- Question: What is happening with the landscaping next to the berm at the end of Bailey Court?
 - There is a small common area that will be landscaped near the last house on Bailey Court.
- Question: Will there be any cross walks added to the community?
 - Traditionally on residential local access roads there will not be painted crosswalks. That being said we aren't opposed to looking at where there might be opportunities. If there are some spots you believe would be worth having us look at, please let us know by sending in an email.

Resident Website Update – Lisa Staub-Barajas

- We would love volunteers to assist with writing articles or write a neighbor spotlight. Please reach out through the contact us on the resident website if you're interested.

Quilts of Valor update

- In November we will be presenting quilts of valor again. If you are a veteran, who has not been presented with a quilt, we would love for you to fill out an application for a quilt. They are located in the media room in the clubhouse.

Horseshoe pit update – Mike Erwert

- The horseshoe pit has been approved for installation. Mike Whitton and I are looking for carpenter knowledge to assist with this project. Please reach out to Mike Erwert or Mike Whitton if you have carpenter knowledge and would like to assist with this project.

National Night Out – Mike Whitton

- Reminder that the National Night Out event will take place again this year on Tuesday, August 1st from 3pm to 6pm.

The meeting was adjourned at 7:35 pm.

Respectfully submitted,
Tisha Goodman, General Manager
Rockwood Property Manager

