

**ROCKY POINT COMMUNITY ASSOCIATION - NOHL RANCH  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MARCH 15, 2023  
MINUTES**

**Call to  
Order**

President, Steve Morse, called the meeting to order at 5:33 pm.

**Board  
Meeting  
Rollcall**

Steve Morse, President  
Diane Rippe, Vice President  
Bob Schaefer, Treasurer  
Ian Guthrie, Secretary arrived at 7:05 p.m.  
Jeff Mikolajczak, Member at Large

**Others  
Present**

Jolene Horn, Association Manager

**Open  
Forum**

At this time owners are given three minutes to address the Board with concerns they may have related to the community. The homeowner of 316 Sleepy Meadow was present to discuss the landscape on the rear slope project.

**Landscape**

Nothing to approve at this time.

**Water Bill Reimbursement**

The Board reviewed the correspondence from the City of Anaheim stating they will give credits from November 30, 2022, through January 5, 2023, for the overpayment in water bills.

**Consent  
Calendar**

A motion was made, seconded, and unanimously carried to approve the consent calendar as follows:

- Regular Session Board Meeting Minutes for February 2023.
- Ratify approval to Comment Electric - \$425.00 – replacement of the electrical panel on an irrigation controller.

**Financial  
Statement**

**Financial Reports**

A motion was made, seconded, and unanimously carried to approve the January 31, 2023, and February 28, 2023, financial reports.

**Financial Snapshot**

As of February 28, 2023, the operating accounts had a balance of \$88,546.97 as of the same date the reserve accounts had a balance of \$718,868.94.

The Board was made aware that \$10,000.00 was transferred from the operating to the Pac West reserve account to cover the first payment for the “back40” project.

The transfer will be moved back to the operating now that the transfer from Merrill Lynch took place.

**Pre Liens/Liens**

R1070645901 – Lien is approved pending discussion with homeowner.

R1070430901 – Lien is approved pending discussion with homeowner.

**Architectural Review**

**Ratify Applications**

A motion was made, seconded, and unanimously carried to ratify the following architectural applications:

- 4361 Oak Hill – Install new windows.
- 4423 Olive Branch – Painting home.
- 4427 Ridge Gate – Install new gates and paint the sides of the home.

**Association Business**

**Reserve Study Proposals**

A motion was made, seconded, and unanimously carried to approve ARS proposal to complete the reserve study at a cost of \$500.00 for the 1<sup>st</sup> year and \$275.00 for the next 2 yrs.

**Discussion Topics**

- Professional Protocol – discussion on proper protocol took place.
- Landscape Committee – Motion was made to create a Landscape Committee. The motion did not pass.
- Stay on the back 40 project – Motion was made but did not pass to put a stay on this project.
- Status of the liability agreement with the homeowner at 4499 Ridge Gate – Letter to the homeowner
- Details of the water overcharge from the City of Anaheim – follow up on exact amount on over payment.
- Petty grievances and how to best resolve those concerns – Discussion took place on being kind and professional to vendors and follow Board members.

**Adjourn**

Motion was made, seconded, and unanimously carried to adjourn meeting at 7:40 pm.

*Deanie Rypis*  
Board Signature

4-19-23  
Date

*[Signature]*  
Board Signature

4/19/23  
Date