

Agenda

Rocky Run Homeowners Association Board of Directors Meeting Monday, November 23, 2009 Gainesville Middle School - Library **7:00 p.m.**

1. Call to Order **(7:00)**

2. Resident Forum **(7:00)**

During the Resident Forum, you will be called upon by the Board to speak in the order you signed in the log book. When you are called to speak, you will have two (2) minutes to speak without interruption by any homeowner. (For those that are not called upon, please have respect for the person speaking.)

3. BOD Positions

4. Approval of Minutes – September 28, 2009 & Annual Meeting Minutes Draft – October 26, 2009 for Review Only, BOD Terms **(7:20)**

5. Committee Reports **(7:25)**

- a. Architectural Review Board – Letter Draft
- b. Communications Committee - Newsletter
- c. Premier Report

6. Report of Management Agent **(7:35)**

- a. Financial Report – October 31, 2009
- b. Management Report

7. Old Business **(7:45)**

- Bylaw Amendment Flier for Approval
- Audit Update
- 2010 Draft Budget – **Must be Approved at this Meeting**

8. New Business **(8:00)**

- Draft Reserve Study

9. Executive Session **(8:20)**

If the board of directors or any subcommittee or other committee thereof may convene in executive session:

- a) **to consider personnel matters;**
- b) **to consult with legal counsel;**
- c) **to discuss and consider contracts;**
- d) **to discuss and consider pending or probable litigation; or**
- e) **to discuss and consider matters involving violations of the declaration or rules and regulations adopted pursuant thereto.**

- a. 1 Homeowner Item
- b. Hearings – See Letters Enclosed
- c. ARB Violation Items
- d. Legal Counsel Opinion
- e. Sequoia Management Delinquency Report
- f. Chadwick Washington Collections Status Report – **To be distributed at the meeting.**
- g. Topps Violation Report

10. Adjournment **(9:00)**