

**RED ROCK MEADOWS HOMEOWNERS' ASSOCIATION, INC.**  
**Agenda for Annual Member Meeting**  
**February 11, 2026 – 6:00 P.M. –Whispering Pines Fire Station**

The order of business for the February 11, 2026, Annual Member Meeting is as follows:

1. **Call to Order:**
2. **Roll Call:** President, Kassie Nilson, Vice President, Nick Hollenbeck, Secretary, Jeanette Nilson; Treasurer, Cheryl O'Malley; Directors, Dana Brentlinger, Jenny Griffin, and Matt Huber. Dana and Matt were absent.
3. **Determination of Quorum**<sup>1</sup>: Twelve homeowners registered so we didn't have a quorum.
4. **Minutes:** Review/approve minutes from 2025 Annual Meeting. Minutes are on the website and have been approved.
5. **President's Report:** Kassie said this was the best year ever with the new board members who were very good to work with. Our online payment system was very successful. Our events were a success as well. She also spoke to the streetlights. We are responsible for maintaining the streetlights since the City turned that over to our association. Our purpose as board of directors is to enforce the Covenants. That is our number one job. Kassie asked that the board members introduce themselves as well as ACC members.
6. **Treasurer's Report:** Cheryl went over the budget for 2026. She commented that having the online payment system went very well and homeowners used it. She also explained that this function was only active until January 31<sup>st</sup>. It is costly to pay for it for additional months when annual dues should be paid by the 31<sup>st</sup>. She said 22 homeowners have not paid their dues.
7. **Attorney Report:** Eric Pickar said that his job is to advise the board on any legal questions they may have. His office sends out the courtesy and fine letters when requested by the board regarding Covenant enforcement. It is a reason to use an attorney or his paralegal to prepare and send letters for consistency and uniformity. He said that the letters are not written to intimidate but are friendly in nature.

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<sup>1</sup> Bylaws, ART. XI, Section 4. Except as otherwise provided herein, the presence at the meeting of fifteen percent (15%) of the Members entitled to cast, or of proxies entitled to cast votes shall constitute a quorum for any action governed by these Bylaws. Art. XII, §2—Proxies have to be signed and notarized. Currently have 209 homes. Thus, 31 owners in good standing required for a quorum.

**8. New Business:**

a. **Board of Directors Election**<sup>2</sup>

Eric explained that there were four positions available for nominations. Three positions are up for re-election and a fourth is an open seat since Cheryl moved out of the neighborhood. He asked for nominations from the floor indicating that the nomination must also receive a second. You may also nominate yourself. Kassie spoke up and said that she nominated Jeanette, Nick, and herself. It was seconded by Rudrajit Mitra. Motion carried. Since there were no contested positions, it was moved by Jenny and seconded by Richard (Wade) Novziger to accept the nominations and elect those nominated. Motion carried.

There were no other nominations to fill the open position. In that case, the board will have the option to appoint a homeowner to fill the position.

9. **Member Comments:** The majority of the comments centered around the recent windstorm damage, December 17-18, 2025, to their fences. They knew that they would have time to get the repairs completed but they are having trouble getting someone to provide a bid to repair or replace their fence. We are also looking at adding metal and composite along with vinyl. These requests came from the special email that was set up for homeowner suggestions. Nick explained the research, pros and cons, he conducted on each type of fencing. The chain-link and wood were eliminated. Nick explained the reasoning.

Nick has a draft started and will continue to write an amendment to the Covenants. We will let the homeowners know of any updates but hope to have them completed in March. We will then have our attorney review the language before presenting it to the homeowners. Since Nick has done so much research, they asked that he include his links with the correspondence.

Other concerns were regarding barking dogs.

Why do we get involved in things that are controlled by City ordinance was also brought up. Sarah explained that sometimes it is more efficient to have the HOA handle the issue as the City. The City has only 3 ordinance officers so there could be a delay in responding where Eric's office sends a letter the same day as we let him know of a violation that is also a City code violation.

- 10. Adjourn:** Meeting adjourned at 6:45 p.m.

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<sup>2</sup> HOA managed by a Board of seven directors, who must be members in good standing. Bylaws at Art. VI.

**RED ROCK MEADOWS HOMEOWNER’S ASSOCIATION, INC.**  
**Agenda for the February 2026 Board of Directors’ Meeting**  
**February 11, 2026 –Following the Annual Member Meeting**

The order of business for the February 11, 2026, Board of Directors’ Meeting is as follows:

1. **Call to Order:** at 7:05 p.m.
2. **Roll Call:** President, Kassie Nilson, Vice President, Nick Hollenbeck, Secretary, Jeanette Nilson; Treasurer, Cheryl O’Malley; Directors, Dana Brentlinger, Jenny Griffin, and Matt Huber. Dana and Matt were absent.
3. **Minutes:** Review and approval of minutes from last BOD Meeting
4. **President’s Report:** Provided at annual meeting
5. **Treasurer’s Report:** Provided at annual meeting
6. **Old Business:**
7. **New Business:**
  - a. Director Appointments—1-year terms (only if necessary)
  - b. Appointment of Architectural Control Committee (3)<sup>3</sup>  
Bart Nilson, Jenny Griffin, and Kassie Nilson reappointed
  - c. 2026 Annual Dues Amount<sup>4</sup>
    - ii. Motion to set/ratify 2026 annual dues at: It was moved by Kassie and seconded by Jenny we ratify the 2026 dues at \$120. Motion carried.

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<sup>3</sup> Covenants @ Section 8: “Architectural Control Committee. The Architectural Control Committee shall consist of **three members.....**”

<sup>4</sup> The annual dues amount is set by the HOA directors. See Covenants at p. 9.

iii.

a. Officer Elections

The board agreed to keep their current positions.

- i. President<sup>5</sup> Kassie Nilson
- ii. Vice-President<sup>6</sup> Nick Hollenbeck
- iii. Secretary<sup>7</sup> Jeanette Nilson
- iv. Treasurer<sup>8</sup> Cheryl O'Malley which will be a hired position. Since Cheryl has moved out of the neighborhood, she can no longer be a board member, but the board wanted her to continue in the treasurer's position and pay her an hourly rate.

**8. Adjourn: 7:28**

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<sup>5</sup> The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out, and shall sign all notes, checks and all other written instruments.

<sup>6</sup> The Vice President shall perform all the duties of the President in his or her absence.

<sup>7</sup> Not required to be a director. The Secretary shall record the votes and keep the minutes of all proceedings in a book to be kept for that purpose. The Secretary shall keep the records of the Association and shall be custodian of the corporate seal. The Secretary shall record in a book kept for that purpose the names of all Members of the Association, together with their addresses as registered by such members. Further, the Secretary shall provide all notices for any meetings of the Members or Directors.

<sup>8</sup> The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business. The Treasurer shall sign all checks and notes of the Association, provided that such checks and notes shall also be signed by the President or Vice President. The Treasurer shall keep proper books of account.