

RED ROCK MEADOWS HOMEOWNERS' ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS' MEETING

January 14, 2026

**Call to Order:** The Board of Director's meeting of the Red Rock Meadows Homeowners' Association met at the Whispering Pines Fire Hall on January 14, 2026, at 6:00 p.m.

**Roll Call:** President, Kassie Nilson, Vice President, Nick Hollenbeck, Secretary, Jeanette Nilson; Treasurer, Cheryl O'Malley; Directors, Jenny Griffin and Matt Huber. Dana Brentlinger was absent.

**Minutes:** Minutes of December 10, 2025, meeting were approved and have been posted on our website.

**Treasurer's Report:** Cheryl reported on the activity in the accounts since the last meeting. We had difficulty getting the 2026 dues statements through Western Mailers sent out on time. She reported that 106 members have paid their dues so far. Forty-six of those used the online dues payment portal. The transaction cost is paid by the homeowner.

**Budget for 2026:** Cheryl prepared a budget for 2026 in the amount of \$29,950.00. We agreed to present this at the annual meeting. We discussed the event budget in more detail and will make sure the vendors do not include a tip in their invoice, but we will make that decision. We want to hold the three events again with a few changes to stay within budget.

**New Business:** Special Meeting, December 20, 2025 regarding wind damage to fences December 17-18, 2025 with 39 damaged. We prepared and sent a letter to homeowners dated December 23, 2025. Special email was set up.

Nick reported that he received five responses from homeowners regarding the fences and their preference if we were to make any changes to the Covenants. He researched composite, wood, wood/cedar, and metal. The pros and cons of each individual type. After lengthy discussion, the board eliminated wood and chain-link was not considered. It was moved by Nick and seconded by Kassie that we approve moving forward with composite and metal with specifications to be named later in addition to vinyl. Motion carried. We further discussed how the process would be handled by securing the votes necessary to make a change. Proxy forms, communication, and meetings were part of steps to get sufficient interest in making any changes.

**Annual Meeting:** Jenny prepared a flyer to send to homeowners two weeks prior to the meeting. We discussed the annual meeting which will be held Wednesday, February 11, 2026. Kassie will order cookies and bottles of water. Jenny will bring coffee to make.

**Violations:** We discussed the number of violations that have not been paid. We are going to ask that notices be sent out for all delinquent fines.

**Website:** Kassie will contact Tout to make sure our annual meeting notice is on the website.

**ACC:** Bart, Kassie, Jenny. Nothing to report

**Adjourned 7:40 p.m.**

**Next meeting date:** Annual Meeting, February 11, 2026

Respectfully submitted,  
Jeanette Nilson, Secretary