Minutes of Rosario Property Owners Association (RPOA) Board of Directors
Special Meeting

March 25, 2023, 1:00 pm

Present via Zoom: Gregory Hancock, President; Patricia Benton, Treasurer; LeeAnn Chastain, Secretary

1. RPOA Web presence, online information sources, member emailing service

The board agreed through unanimous consent to the following:

- To obtain the domain name RPOA.site on behalf of the RPOA,
- To create a web site to provide relevant neighborhood information and access to corporate records (with records protected by password)
- To set up a contact email address for the RPOA (info@rpoa.site), and
- To set up an email "listserv" service for communication with and among members and other residents,
- That the above tasks would be assigned to Mr. Hancock with a target completion date of April 7, and
- That a budget of up to $300/year is allocated to the above, subject to later increase by board approval if needed.

Understanding that a membership form would be needed, the details of which were discussed, the task of creating such a form was assigned to Ms. Benton, to be brought back for review by April 7, if possible.

2. General meeting with members

A public meeting with RPOA members was scheduled for Sunday, April 29, 2023, at 2:00 pm in the large dining area of Rosario Resort. Rescinding the current bylaws and then voting on the revised bylaws was advised by counsel retained by the RPOA. This advice was given following a complaint from a property owner with previous membership in the RPOA who felt that property owners were not given proper notification of the changes. The purpose of this meeting would be to allow additional property owners to become members of the RPOA and to ask the members to vote on rescinding the current bylaws, then vote on approving the revised bylaws. General community information would also be shared at the meeting.

Q&A Session: The directors agreed to host a question-and-answer session prior to the membership meeting, giving residents and property owners a chance to ask questions or make comments. Mr. Hancock agreed to set up this meeting on Zoom and post the link and access information on the RPOA web site. This Q&A session was scheduled for April 18, 2023, at 7:00 pm.

Notification by Mail: The directors approved written notification of Rosario property owners in advance of the April 29th meeting via postcard. The directors approved spending funds to have postcards printed and mailed to property owners using a list compiled from San Juan County records of property owners. The postcards would be finalized at a meeting of the Board April 7, 2023, and would be submitted for printing and mailing directly after the conclusion of that meeting.

Ms. Chastain provided estimated costs of $327.04 (+ sales taxes) for printing and mailing the postcards through overnightprints.com ($87.05 for 2-sided printing, $82.91 for mailing service, $157.08 for postage).

The postcard would include the following information: Date and location of the meeting, purpose of the meeting; URL to access the relevant materials for the meeting; statement that RPOA membership requires payment of 2023 dues ($12 per member) and that only members may vote; ability to become a member and pay those dues by cash or check on site prior to the start of the meeting; opportunity for members to vote by proxy and URL for related instructions; date, time, and access to the online Q&A session; and statement that wearing a mask at the meeting of members would be optional but recommended.

3. Miscellaneous business

Reimbursement of Gregory Hancock was approved for expenses for the RPOA post office box: $103.00 total ($78.00 annual fee for the PO box; $25.00 late fee).

The meeting adjourned at 2:00 pm.

LeeAnn Chastain, Secretary