

Minutes of Rocker Seven Ranches Owners Association Annual Meeting

June 13, 2026

Those in Attendance: Tony Caniglia (32), Jason and Sophie Lin (29), Joe Connelly and Nash Foley (4), Joe Brucklier and Ramona Sandoval (3), Joe Limongelli (31), Terry and Dianna Owens (24,25), Dianna and Matt Flores (17), Sue Carlson (47), Shirley Salisbury (10,11), Rich and Terri Otley (9), Whitney May (35A), William and Kathy Reents (39A), Stephanie Havenner (2), Marc Sickbert (6), Scott Addison (23), Marne Borkert (19,44,50), Roland and Lisa Barnes (38), Ramon Barraza (32A), Ed and Marty Rozeski (45).

Call to Order: President Tony Caniglia called the meeting to order at 10:10 AM.

Introduction of New Owners: Whitney May (35A); Tamer Alamuddin (41).

Quorum Confirmed. Proxies and Voting Cards distributed.

2025 Annual Meeting Minutes: Lisa Barnes (38) made a motion to approve the minutes, Diana Owens (24,25) 2nd; 2025 meeting minutes were unanimously approved.

Treasurer's Report: Two lots (15; 22) with outstanding debt were sent to the collection agency lawyers. All past dues have been paid for lot 22. Past dues for lot 15 were not recouped; however, lot 15 has been current with dues for the past 3 years. A lien has been placed on that property.

The 2027 proposed budget is the same as the 2026 budget. Insurance has gone up, but not enough to change the budget. Filing one has a balance of \$9,565. Filing 2&3 has a balance of \$13,388. The R7ROA checking balance is \$1,785. The Total balance is \$24,738. Terri Otley (9) made a motion to approve the budget. Diana Owens (24,25) 2nd. The budget was unanimously approved.

Old Business:

President Caniglia listed common complaints he has received this year.

Trash - Secure trash can lids, keep an eye on outdoor items, help pick up trash you see in the subdivision.

Outdoor lights - Turn off outdoor lights at night, light fixtures must be directed and shielded to not be directly visible from adjacent properties.

Road snow drifting - Please be aware of the drifting that fences, vehicles and trash cans may create.

President Caniglia emphasized that Rocker 7 is a residentially zoned subdivision regulated not only by R7ROA Policies, By-Laws and Covenants, but also by Park County Zoning rules. If you wish to report an infraction, an anonymous complaint form will be located on the rocker7.org website. Vice president Jason Lin will follow up with this.

New Business:

President Caniglia opened the floor for a discussion concerning Short Term Rentals (rentals under 30 days). He stated the three issues: Prohibiting STRs; Allowing STRs that comply with Park County licensing; Passing additional STR regulations.

Quorum Discussion Points:

*We have, at the present time, Short Term Rentals in our HOA. A license is required, by Park County, with sound regulations and restrictions.

*STRs can be a problem with trash, fire, and noise concerns. How do we enforce regulations?

*The County has a lot of regulations. A permit can be pulled if infractions.

*We could have a "What's Up" group to report visual problems and contact neighbors with a web site.

*If the R7ROA writes limitations for STRs, they need to be in the Covenants Document, if they are to be enforced. Then how they are enforced (fires, warnings, etc) need to be written in the Policies and Procedures Document. We would need to hire lawyers to accomplish these tasks.

*The R7ROA could get sued. It costs to hire a lawyer to guard your principles. Know your neighbors and police your area.

*The R7ROA needs to focus on roads. Leave STRs to the County rules. Let them police.

*The County offers rules and regulations. Use their support. Call and complain. We all have to be proactive.

*Call and talk to your neighbor, if a problem occurs.

Roland Barnes (35) motioned to not involve the R7ROA Board in Short Term Rental restrictions. Matt Flores (17) 2nd. Vote: (25 Yes / 1 No) The motion passed.

A sign up list was provided for names and phone numbers. Scott Addison (23) volunteered to set up a facebook page called, Rocker 7 Neighborhood... It will be for community involvement, updates, and alerts.

Elections:

President - Scott Addison (23) nominated Joe Limongelli (31); Many members 2nd. Unanimous vote. Thank-you, Joe!

Secretary - Terri Otley ((9) nominated Marty Rozeski (45): Many members 2nd. Unanimous vote. Thank-you, Marty!

Ed Rozeski reminded the Quorum that a new Treasurer would need to be elected next year.

President Caniglia motioned to adjourn at 11:15. The motion was seconded by many members. The motion was unanimously approved.

Filing Group 1 and Filing Groups 2,3 Caucus Meetings followed.

Thank you, Tony, for your 6 years of service to us! We appreciate your hard work.

