

ROCKCREEK PLACE HOA ANNUAL MEETING MINUTES

January 14, 2020

Meeting was called to order by Larry Pollis, President of the HOA, at 7:00 PM. The following members representing 12 homes were in attendance and signed in:

Larry and Denise Pollis	4798 Rockcreek Lane	Jeff and Deborah Haney	4909 Rockcreek Lane
Cathy Riecks	4700 Rockcreek Lane	John Metzger	4901 Ridgedale Drive
Diane Mills	4713 Rockcreek Lane	Mary Milford	4812 Rockcreek Lane
Elaine Bealke	4809 Ridgedale Drive	Patti Smith	4708 Ridgedale Drive
Cheryl Kimble	4729 Ridgedale Drive	Ghada Ibrahim	4712 Rockcreek Lane
Nancy Cullins	4816 Rockcreek Lane	Judi Reynolds	7813 Creekway Court
Linda Watkins	4913 Rockcreek Lane	Catherine Zink	4808 Ridgedale Drive

Handouts except for 2020 Budget had been sent to all residents more than 10 days prior to the meeting:

Meeting Agenda

RCPHOA - State of the Association

Committees (or lack thereof)

Landscape Work

Wall Repair

C&B Landscape

Budget Report

2019 Operations Budget and Actual Expenses Spreadsheet

2019 Total Income \$51,341.41

2019 Budget \$57,300.00

Actual Expenses \$54,850.46

Money Market Balance as of 12/19/2019 \$26,589.72

Operating Account Balance as of 12/19/2019 \$487.02

2020 Operating Budget

2020 Budget \$52,300.00

Total Income (from dues) \$49,800.00

Note: This budget is a deficit of \$2,500.00. Every effort will be made to eradicate this deficit but if not possible, the overage will be withdrawn from the Money Market reserve. The new HOA BOD will vote on this budget following the election on the dates to be determined and distributed to the members.

Dues and Assessments

Work scheduled for 2020

Nomination of and Vote on Board Members

Meeting Discussion

- 24 of our 83 homes are rentals (29%). Proxy forms were sent to the non-resident homeowners and/or management companies, as well as all resident owners.
- HOA is "running" as in past years primarily managing the landscape maintenance, welcoming new residents including renters, collecting annual mandatory dues, and paying the HOA bills.
- Considering a picnic for our landscape crew in May.
- Considering a member picnic in April/May.
- Working on keeping the dues at \$600.00/year though we expect our landscape maintenance company to drop us, and a new company may drive our dues to approximately \$1,500.00/year for comparable services.

Landscape Options

- Considering reduction in services to minimize dues increase (i.e., mow the creekway once a month during growing season).
 - HOA pays for only common area maintenance with each homeowner contracting individually with the provider of choice or DIY.
 - Rockcreek parking area erosion control options being explored.
 - Rock (as Ridgedale parking area) is in budget
 - Exploring sod instead of rock because soil has not washed away and is less expensive.
 - Ivy will be trimmed around vintage trees on Rockcreek walking path monthly as part of normal common area landscape maintenance.
- Open HOA positions that require volunteers:
 - Architectural Committee
 - Crime Watch Committee
 - Landscape Committee
 - Treasurer
 - Secretary

7. Concern was expressed about the entrance signs, which need to be repainted. See the attached list of community maintenance items that are being evaluated for cost and prioritization to determine operating budget/money market/assessment payment options.
8. A straw vote was taken for HOA Board of Directors positions.
 - a. Mary Milford nominated Larry Pollis, Elaine Bealke, and Judi Reynolds.
 - b. Cheryl Kimble seconded the nominations.
 - c. Candidates were unanimously approved by meeting attendees.
 - d. A suggestion was made to approach Rafi Uddin, an accountant, who lives on Ridgedale to run for Treasurer if the position becomes open.
 - e. Nancy Cullins would like to consider a board positions when she returns from California in October 2020.
 - f. Larry to send ballots and proxies to all members for formal vote with two meeting dates documented in order to ensure a final election per the HOA bylaws.

Recorded by Denise Pollis, Landscape Committee Chair