

The Rockcreek Place Homeowners Association Annual Meeting

January 10, 2023, at Denise and Larry Pollis home at 7 PM

Board Members in Attendance: Larry Pollis, Lois Smith, Kim Carter

Total Attendance of Homeowners: Larry Pollis, Kim Carter, Cheryl Kimble, Arijit Sen, Mary Milford, Mark Knowles, Erika Buecker, Cathy Riecks, Lois Smith, Ian Smith, Linda Fleischer, Judi Reynolds, Denise Pollis, Linda Watkins, Jeff and Deborah Haney, Diane Mills, Catherine Zink, Elaine Bealke, Mark Tengesdal (20 total)

Meeting commenced at 7 pm

Agenda:

RCPHOA – State of the Association – Larry Pollis

- Screening wall work continuing. Should be done by mid-February per City of Plano.

HOA Board / Committee Needs

- President of HOA board term up at the end of 2023 – need a replacement for Larry Pollis
- Landscape Committee chairperson – Denise Pollis will resign at end of 2023 once all landscape projects associated with the screening wall are in satisfactory shape.
- Secretary – Kim Carter – agreed to continue as Secretary for another 3 year term

Budget Report

- Change of all HOA accounts to Bank of America completed. PNC accounts closed. Easier to add and remove HOA board members from accounts now.
- Balances as of Board meeting:

o Operating account	\$1,367.89
o Business advantage account	\$7,000.00
o <u>Business reserve account</u>	<u>\$25,000.49</u>
o Total all accounts	\$33,370.38
- 2022 budget over by \$466.29 from landscape spend needed in preparation for Screening wall project.
- 2023 budget increased ~\$2,000 due to estimating higher water costs for new landscaping and higher water costs in 2023 as water to creekway was shut off for 2nd half of 2022 by the City of Plano for Screening Wall project.

Landscape Work (Denise Pollis, landscape chair)

- Concern by Landscape chair that City of Plano project budget won't cover costs of irrigation repairs and new landscaping needed in creekway and parkways. Have estimated contingency spend of up to \$20,000 which would be taken from business reserve account if needed.

- Cathy Riecks and Haneys having numerous unresolved damage issues from project. Denise to send contact number to them right away for immediate action.
- All homes impacted by project will be provided a contact number for City of Plano once project is deemed complete to report any issues they still have for resolution.
- City of Plano communicated this week that the wall and sidewalks, landscaping (everything) to be completed by end of January to early February. Includes Ridgedale screening walls, reconnecting wrought iron fences and install neighborhood signs.
- City committed to replacing irrigation system and sod damaged during project to state it was in prior to project start.
- Article this week in Plano city news about a new erosion control project in our neighborhood. Denise is asking the City of Plano for details and head of City engineering promised to provide them once he has them.

Any other Business

- Request for pet owners to pick up after pets on walks. Letter to be sent reminding all residents. Request for signage to remind as well if possible.
- HOA can send a letter to a resident if there is a yard appearance issue.
- Rockcreek HOA has a website with lots of helpful resources. www.rockcreekplacehoa.com
- Appreciation voiced for the great job done by Denise and Mary on neighborhood appearance and landscaping projects.

Meeting adjourned at 7:45 pm