

NOT APPROVED

Rock Creek HOA Annual Meeting Minutes

March 24,2026

Rock Creek HOA held their annual meeting on March 24, 2026, at the public library in Altoona, Iowa. Those that attended were property manger Steve Gulling and Carrie Gulling his assistant. Members of the board that were present included Donna Loux-Hills, Rachel Lenihan, Heather Bain, and Tim Rohde. Homeowners in attendance were Carolyn Allpress, Nancy Peterson, Anne Conway, Julie Morris and Cheryl Smith. There were enough proxies delivered to board members to make a quorum. The proxies were presented to the property management for verification.

The meeting was brought to order at 6:30 PM by Donna Loux-Hills and seconded by Carolyn Allpress. Everyone introduced themselves and stated what building and unit they resided in.

Heather Bain read the minutes from last year's meeting which was held on March 27,2025. Donna Loux-Hills proposed that the minutes be approved. All in attendance agreed.

Donna Loux-Hills discussed completion of gutter replacement, the special assessment which ended in October 2025, and the sink hole repaired in the driveway by the mailboxes. Donna stated she had contacted the city of Altoona in reference to having stop lights at the corner of 34th Ave SW and Edwin Skinner and placement of an additional street light. She had spoken to Randy Pierce and John

Dosart who are with the engineering department. Both explained that they realized the area needed to have stop lights and additional lighting. These two items will be in the city budget that is approved for the year 2028. It was too late for the year of 2027. There was no need to vote on board members as no one volunteered to be on the HOA board. Tim Rohde and Heather Bain will serve another 2 years. Donna stated there was need for another board member due to the death of Barb Nelson. She asked if anyone wanted to volunteer. Anne Conway volunteered to fill that position and will serve for two years. There have been some issues with homeowners asking vendors to change the work orders that were given to them by Steve Gulling. Donna explained that this should never have happened. If homeowners have concerns on what vendors are doing the proper way to handle it is to contact Steve Gulling.

Rachel Lenihan spoke about the dumpster area. Once again, she asked people not to place large items in the dumpsters or leave those items in the dumpster area. If homeowners have something large that needs to be disposed of, a call needs to be placed to Ankeny Sanitation and pay them over the phone for this service. Once the payment is made, notify the board or the property manager so they can make sure the HOA is not billed for this service. There was a reminder that all boxes placed in the dumpster needed to be broken down. This is the year when the breeze ways will be power washed, and the dryer vents are cleaned. Steve will obtain the quotes and once the board has approved, he will schedule to have these things completed. Steve is going to inquire on what the cost will be to wash the garage doors. Metal vent covers will be installed on all the dryer vents for the lower condos. The

upper condos will not have them installed as they are vented through the roof.

Tim Rohde discussed there is a need for more permanent repair for the potholes. This will be discussed at the next board meeting. Tim announced the annual walk around will be done April 18,2026 beginning at 10:30.

Steve Gulling reviewed the financials for 2025 and year to date for 2026. He also explained that the HOA is saving money by paying the insurance yearly Vs. monthly. Steve commented on how the snow removal and lawn care vendor was doing a great job. The snow removal guidelines were gone over.

Anne Conway, as a new homeowner, had questions on how things were done.

Carrie Gulling announced this was the first time in three years that there was no one delinquent on HOA dues.

Donna Loux-Hills motioned for the meeting to be adjourned at 7:25 pm. Heather Bain seconded.

Respectfully submitted,

Donna M. Loux-Hills

Rock Creek HOA

President