

## **HOA Annual Homeowners Meeting – 4/2/24**

The meeting was brought to order by Steve Gulling, our Property Manager, at 6:30pm which was held at the Altoona Public Library. In attendance Donna Loux-Hills, President, Barb Nelson, Secretary, Rachel Lenihan, Treasurer, Savannah Grimes, Vice President. Carrie Gulling was in attendance also to check everyone in and help.

There were 15 in attendance, and we had 16 proxies which meant we had 31 and met our quorum, to hold the meeting. We went around the room and everyone introduced themselves and what building they live in.

Barb Nelson read the meetings of the Annual Meeting for last year, 2023. Everyone approved the minutes from last year.

Finances - gone over by Steve Gulling.

- Reviewed financials. There were some questions that were discussed. Financials were then approved unanimously.
- Discussed the repairs at building east 1655.
- Insurance was paid by the HOA with an annual payment which saved \$2000. Steve is going to send out the deductible on our insurance.
- Discussed was assessment insurance that each homeowner can get on their own insurance. It would help in the case of special assessment from a claim from our deductible not covering the cost of repair.

Old Business – gone over by Donna Loux-Hills.

- Still having dog issues. Dog must be on leach & held on to. Also, please pick up after your pet.
- Dumpster usage, breakdown boxes, try to put on outside of dumpster itself.
- We will not be getting a recycle bin/dumpster, it is just not a good idea. One pizza box in a recycle bin will contaminate the whole bin and be sent to the landfill, with an extra charge for the trash truck to come back out to pick up.
- For larger items Ankeny Sanitation needs to be called; 515-964-5229 and paid for by the homeowner, prior to placing the item in the dumpster area. Please notify a board member so we may contact our property manager. This is so we can watch the billing and not get double charged.
- Trimmed bushes, saved some money.
- Landscaping east of 1655 building.

- Condo roofs are now completed. Garage roofs have 5 – 8 years before needing to be replaced.
- Parking spaces. One assigned parking spot per unit. Need to get the owner's permission. Communication is the key.

#### New Business – gone over by Savannah Grimes

- New “No Trespassing” signs and posts placed on both sides of the creek.
- Adding 4 new security cameras. Steve explained how the cameras have helped.
- Driveway repair, replacing one section by the 1655 garage building, \$26,500, filling potholes and repairing seams with 2 tons of asphalt surface \$2,500.
- Gutter replacement proposals for condos are \$23,886 and garages are \$6,302 totaling \$30,188.
- Raising HOA dues in the amount of \$25 effective July 1, 2024. Another increase of \$25 effective July 1, 2025.

Voting for the reallocation of special assessment money. A discussion of what our money needs to cover now. The vote passed; it was unanimous to reallocate the money.

#### Question, comments, concerns

- There was also a discussion about power washing the second-floor decks.
- How were the parking spots numbered? We did do our best to try and get the numbers to be as equitable as possible.
- The light sensors for the security lights are staying on. Some of the hallways are just darker and the lights tend to stay on.

The meeting was adjourned by Donna Loux-Hills at 7:55pm.

After the meeting Donna said the board wants to have a get together this summer sometime. Have a BBQ everyone gets together. Everyone agreed that it would be fun.

Dalton Mitchell also let us know that he is willing to help us with some of the things we do around the complex.

Respectively submitted,

Barb Nelson, Secretary

Rock Creek HOA Board