

## **Rock Creek HOA Board Meeting**

**April 27, 2021**

The quarterly meeting of the Rock Creek HOA Board of Directors was held on April 27, 2021 at the home of Barb Nelson. Present were President: Donna Loux, Vice President: Lisa Judson, Secretary: Ann Law, and Treasurer: Barb Nelson. Member, Virgil Peterson, was unable to attend.

President, Donna Loux, called the meeting to order at 4:45 p.m.

Ann read the minutes from the last meeting of February 11, 2021. Donna moved to approve the minutes as read. Lisa seconded the motion, with all voting "aye."

### **Old Business:**

We are still dealing with overfull garbage dumpsters and misc. large items left in the dumpster area. These are costing us overload fees to Ankeny Sanitation in the amount of \$150 for the last year. Barb called Ankeny Sanitation for further information. If a dumpster is overfilled they can charge double the original cost. Having dumpsters emptied twice a week was a possible option, but that would increase the cost from \$382 to \$450 per month.

We were billed \$195 on February 21 by Elite for removing a mattress and various items. Ann asked why Ankeny Sanitation wasn't called, since they would have only charged \$50. Donna agreed to ask Steve.

Because a lot of our extra garbage seems to come from the apartments next door to 1735, the Board had a few thoughts. Lisa suggested we cover the dumpsters and/or use a keypad so no one else could use them. Donna agreed to talk to Steve about cost. Barb suggested we move the south dumpster to between the garages across from building 1709 to make them less convenient to apartment tenants. That might be costly, so we also need to check on cost of the various options we were discussing.

### **New Business:**

1. Raising Monthly Dues. Rock Creek has been able to build capital reserves the last few years. However, we need to be prepared for large expenses - especially replacing the roof(s) in the next few years. At a conservative cost of \$50,000 a roof/\$150,000 for all three, our \$50,000 reserves are not nearly enough. If we were \$100,000 short, we would have to assess each owner about \$3000 to cover the cost. Most homeowners would not be able to afford such a large one-time cost. However, if we raise dues \$25/month, it would allow us to save another \$10,000 a year and still be affordable. Donna moved to increase dues by \$25/month to \$175/month. Lisa seconded the motion, which was passed by acclamation. The increase will be effective July 1, 2021 to allow for thirty days notice to owners, in compliance with our bylaws.

2. Review Monthly Report: The Board had questions about two bills/invoices. One was in regard to the \$4000.00 payment to Action Roofing. The second was an invoice from Elite property including \$195.00 to remove/dispose of a mattress in the dumpster. Since our top priority for this spring was a roof inspection, Ann asked if the payment to Action Roofing was for roof inspection or gutter cleanout. Has the roof inspection been done, and if so, what did the results show? Donna said she would check with Steve.
3. Annual Walk Through: Steve Gulling and Board members who are able to attend will walk the property on Tuesday, May 4 at 1:30 p.m. to look at areas for maintenance/improvement.
4. Cars With No License Plates: There continues to be a vehicle with no plates in the parking lot. Steve has contacted the homeowner once already. We are aware that due to the pandemic the turnaround for getting new plates is longer. We will continue to monitor this.
5. Excessive Noise in Building 1735: A TV has been playing at a very loud volume and can be heard at some distance. Our Rules and Regulations specify respect for neighbors. Steve has contacted the owner, who has agreed to talk to the tenants.
6. Condo for Sale: Unit 10, Building 1709 has now sold at the asking price.

**Questions, Comments, and/or Concerns:**

1. Missing/damaged shrubs still need to be replaced. Judd with Elite has a resource book and Donna suggested we discuss this during our walk through.
2. The Board thanks Lisa Judson for her service on the Board. Lisa has sold her unit and will be moving. The Board discussed possible replacements for her position. If any member(s) would like to volunteer, please let one of the Board members know.
3. Barb suggested that we have a Welcoming Committee for new homeowners. All Board members agreed this would be great and plan to visit new owners/tenants.
4. The Board would like to remind homeowners and their tenants to:
  - a. Pick up after their dogs.
  - b. Break down boxes before putting them in dumpsters.
  - c. Check furnace filters

The meeting was adjourned at 6:23 p.m.

Respectfully Submitted,

Ann Law, Secretary

