

Rock Creek HOA Board Meeting January 26, 2020

A meeting of the Rock Creek Board of Directors was held on Tuesday, January 26, 2021 at the home of Barb Nelson. Present were President: Donna Loux, Secretary: Ann Law, and Member at Large: Barb Nelson. New Board Member, Virgil Peterson, was present by phone due to Covid concerns. Vice president, Lisa Judson, was unable to attend.

The meeting was called to order by President, Donna Loux at 4:46 p.m. Board members had been emailed an agenda by Donna prior to the meeting. Board members have received the financial information from Gulling Property Management, as well as an updated homeowners list.

Secretary, Ann Law, read the minutes from the last meeting of November 10, 2020. Donna moved to approve the minutes as read; Barb Nelson seconded the motion. All voted aye.

Old Business:

Garage lights have been replaced/repared. Roofing was not repaired this fall due to the derecho creating a backlog for contractors. We are looking to that being done this spring, along with the parking lot pavement repairs and line repainting. Donna agreed to check in with Steve Gulling about these to see what needs to be done and give us a time frame.

New Business:

1. Virgil Peterson has agreed to serve on the Board. We welcome him and thank him for his willingness to serve. The Board has wanted a member from Building 1655 so we can have input from all three buildings.
2. Barb Nelson was approached to take the Board Treasurer position. Ann moved that we approve Barb as our new Treasurer; Donna seconded the motion. The motion carried by acclamation. Barb has had many years of experience as a bookkeeper.
3. Drippy eve spouts: There have been several complaints about our drippy eve spouts, which are inconvenient when it rains and dangerous during winter months. Snow and ice build up around the bottom of the stairs in most locations. There was discussion about the cause. The building design/stair location are problematic. We have been concerned about the possible buildup of debris in the gutters, so all of the gutters were to have been checked and cleaned last year. Virgil had asked Steve about the gutters previously; building 1655 has a problem with this on the north side but not the south. Were the downspouts blown out? Virgil suggested that might be the issue if they are plugged. Donna agreed to check with Steve about this. In the meantime, homeowners are encouraged to use the ice melt in the bucket which should be under the stairs of each building.

4. Snow removal: We have generally been happy with the snow removal. There have been some complaints about the timeliness of snow removal and/or damage to property. With the snow event of the last few days, the breezeways were not all cleared, specifically Building 1655. This is a problem in front of some units with elderly people. There was an accident with snow removal equipment damaging a car today. The Board discussed snow removal priorities if time is limited for the snow removal crew. Patios don't need to be cleared, but we need to make sure all breezeways are. The areas inside the dumpsters need to be cleared. There is also a concern about snow being blown up against the windows, should there be a rock thrown. Some of our solar lights have been knocked down.
5. Abandoned/unlicensed cars. This is no longer an issue. All vehicles now have license plates. Now that tenants have moved out of Building 1735, there are again enough parking spaces.
6. Dumpster Dumping: We are finding items by the dumpsters, but not in them. There is currently a mattress in the dumpster area for Building 1709. As soon as the weather warms, we will put it in the dumpster. The Building 1655 dumpster recently had a chair which Virgil and Gretchen moved. It is now gone. Donna has also cleaned up items in the 1735 dumpster. It could be the apartment tenants next door, or just someone at random. We are charged extra for items outside the dumpster if they are picked up by Ankeny Sanitation. Please help us with this. Breaking down cardboard boxes also gives us more space in the dumpsters.
7. Condos for sale: Three condos have recently sold at the asking prices.
8. Dates for Board quarterly meetings: Dates have been set for April 27, July 27, and October 26th this year for quarterly meetings. All meetings will begin at 4:30. A date was also set for the Annual General Homeowners' Meeting for Thursday, August 26 at 6:30 p.m. We will plan to hold the meeting at the Altoona Public Library if we are able to meet as a group by then.

Questions, Comments and/or Concerns:

1. Donna asked about the date to raise dues, if needed. We have usually made the decision in the fall to give owners time to prepare. However, the Board all agree that a dues increase is not in our plans, barring some unexpected large expense.

There being no other business, Ann moved to adjourn the meeting, and Donna seconded the motion. The meeting was adjourned at 5:40 p.m.

Respectfully Submitted,
Ann Law,
Rock Creek HOA Board Secretary.

The Board would like to remember and recognize our former Board member, Esther Fees. Esther passed away December 9, shortly after her 90th Birthday. Esther was the longest serving Board member and one of the original volunteers when we organized the HOA in 2014. Esther was our unofficial Public Relations Person. She loved getting to know owners when they stopped to drop off their checks each month. Many had the experience of planning to stop for a minute and staying to visit with Esther for a couple more hours! She would balance our books to the penny and remember a couple years later exactly what a check amount was. She had such a great sense of humor and a zest for life. She will be greatly missed!

The Board received a very nice thank you note from Esther's family for the plant we sent from Rock Creek Homeowners.