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Rock Creek HOA Board Meeting July 27, 2021

A meeting of the Rock Creek HOA Board was held on Tuesday, July 27, 2021 at the home of Barb Nelson. Attending were President: Donna Loux, Secretary: Ann Law, and Treasurer: Barb Nelson. Board member Virgil Peterson has resigned as of this week.

Donna called the meeting to order at 4:30 p.m.

The following business was discussed:

1. **Tenant issues:** Donna will clean the breezeway and siding below Unit 10, Building 1735 where trash has leaked. She is also concerned about safety issues at this unit. Recently children were playing with sparklers on the deck near a gas grill. Sparklers were dropped to the lawn below.
2. **Undelivered Mail:** The assessment mailing to Juan Rojas was returned as undeliverable. Ann and Donna have both attempted to deliver it in person and Donna has phoned with no answer. Donna will try to contact him again.
3. **Shrub Replacements:** Board members purchased several replacement bushes for the front of buildings 1709 and 1735. Barb and Ann have planted them.
4. **Assessment:** A few owners have approached Board members about the assessment. All Board members expressed regret that this had to be done. In addition to our recently paving costs and upcoming roof replacement, we have incurred large costs from having to replace several staircases in the past. Our last and only additional assessment was six years ago to defray these those costs.
5. **Board Vacancies:** With Virgil's resignation, we have only three Board members. We would like to add more members, but have no more volunteers at this point. Owners who might be willing to help were discussed. Ann agreed to contact them.
6. **Roof Replacement/Ice Dams:** We would like a firm timeline for when roofs will be replaced, especially for Building 1709, which had significant water leakage into the walls on the east side of the building last winter.
7. **Annual Meeting September 2, 2021:**
 - a. Ann will send out a mailing, including a reminder memo with attached proxy and an agenda. If owners wish to see financial statements before the meeting, they are able to see them online on the Gulling Property Website. **Meeting proxies will be due to Ann by August 19 so we will know if we have a quorum ahead of time.**
 - b. Steve Gulling will conduct much of the meeting with information about financials and property maintenance/improvements.
 - c. There will be no need to elect officers, since Donna and Ann have agreed to another two-year term on the Board.
 - d. We will be voting on an amendment to the By-Laws to prohibit any future investors from buying property at Rock Creek.

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Assessment Follow Up: Ann will send a follow up letter to owners, along with another payment form. The follow up letter also includes a reminder about removing all satellite dishes as roofs are replaced.

Children in parking lot: Donna sent a text to Steve regarding unsupervised children from the apartments on bikes and mopeds in our parking lot.

The meeting was adjourned at 5:40 pm.

Respectfully Submitted,

Ann Law

HOA Board Secretary