

Rock Creek Special Board Meeting Minutes  
June 29, 2021

A special meeting of the Rock Creek HOA Board was held by Zoom on June 29, 2021 at 4:30 p.m. Present were Property Manager: Steve Gulling, President: Donna Loux, Secretary: Ann Law, Treasurer: Barb Nelson, and member: Virgil Peterson.

Steve declared the meeting in session.

Steve announced that Board members from now on were not to talk to any vendors without going through him first.

Steve reviewed our balance sheet as of June 29<sup>th</sup>:

\$35,577.97	Reserve
\$ 5,069.36	CD
<u>\$ 20,242.34</u>	<u>Checking Account</u>
\$ 60,889.67	Total

Donna asked if all owners have paid dues to date. Steve said no and explained how bills are paid. Barb asked if we could start transferring more to reserves now that we have increased dues. Steve will not take money from reserves without our permission.

Donna asked if we would be taking the \$19,000+ from our checking account for driveway repair taking place now.

Barb asked if we should keep the reserve for any loans we might need to take out. Steve explained that potential buyers look at our reserves/checking and if they get too low, he has to explain why.

Steve has a spread sheet with itemized quotes from Jeff Bos for roof replacement. We need all new roofs in three to five years. Garages are not as high a priority. Barb asked if we could wait to do garage roofs later. Would shingle colors be a little "off?" Steve says there enough colors available that it would not be noticeable.

Steve reviewed the cost breakdown for roof replacements for each building and each garage.

Donna asked for pros and cons if we only patched building 1709. Steve asked us to consider if other owners would then also ask for the same thing. Donna also asked about how much time to we have before getting roof replaced, and what about satellite dishes? At the time of roof repairs/replacement, do we stop allowing roof satellite dishes? In other HOA's Steve manages, owners must move them, contact their satellite provider, and ask about alternative placements. Owners pay their own costs for this.

Steve advised that we do all repairs at the same time with one assessment, rather than have owners get sick of repeated smaller assessments. He suggested we send out a memo letting owners know we are reroofing and informing them satellite dishes will no longer be allowed; it is their responsibility to work with their provider and move the dish elsewhere. It has been his experience that most of the dishes are no longer being used.

Ann asked if people react to assessments by moving. Steve said they still have to pay the assessment before they can sell their property.

Steve recommended we send a letter to owners about the assessment of X dollars within X amount of time. He read a letter from another property as an example of how it might look, including payment options.

The Board discussed what amount we would need to assess. Steve advised to decide soon. He stated that another property looked so much better after their roofs were replaced that there were many positive comments afterward.

Virgil had to leave the meeting at 5:18 p.m. Steve asked if Virgil was in agreement about the need to assess. Virgil commented that these are our homes and we should expect to these expenses.

#### Other Concerns/Issues:

An owner has been fined \$50 after an earlier warning regarding noisy tenants. These same tenants also have an unlicensed car in the lot. There doesn't appear to be a reference regarding unlicensed cars in our current By-Laws or our Rules and Regulations, which were updated November 14, 2018. It was agreed it would be good to revise them to include this, which could be done at our upcoming annual meeting. The Board also considered adding a clause prohibiting all units sold from this time forward must be owner-occupied, with no rentals allowed. Steve mentioned that another property he manages has just adopted this clause. Steve stated the cost as minimal, with an attorney fee to prepare it and a filing fee with the state. It doesn't cost anything if we change the Rules and Regulations.

Donna asked Steve if he had received information from Jared Noak's move from Building 1735, Unit 8. Jared has sold and moved, and someone has already moved in. The new owner told Donna she had bought the unit. Jared had asked the Board for special permission to rent his unit, which we did not grant. Steve had okayed the sale, since Jared was up to date on his dues, but the Polk County Assessor's Office does not reflect the sale. Steve had not received Lisa Judson's paperwork after her recent sale, of 1709, Unit 10, either.

Donna asked if the concrete was still coming Wednesday (June 30). Steve confirmed that Gary Grubb had called him about repairs to our shared driveway with the apartments next door. He is not willing to share the costs of repairs to the drive. Mr. Grubb has had letters sent to all his apartment tenants telling them NOT to use our drive. In the meantime, Mr. Grubb asked for permission for the tenants to use the drive while they are making repairs to their parking lot.

Steve says the sanitation trucks and dumpsters are responsible for a lot of our concrete damage. He also mentioned that the speed bump bolt has been tightened.

Donna asked Ann about progress in getting the privet shrubs from Earl May. Ann has been waiting to hear back from them again.

Steve recapped that our priority of the roof is the "main deal." He mentioned our concrete speed bump is at an angle and may be a problem with plowing snow.

Barb asked for clarification about renting- if we stop allowing owners to rent, will we have to “grandfather in” current owners who rent their units? Yes- until they sell. Donna suggested we also allow owners to rent out only two units. Steve stated that is currently in our Rules and Regulations. Donna agreed to look for a reference she recalled in an email and send it to Steve.

The Board will plan to meet briefly as soon as possible to decide on an assessment amount for our roof repairs and maintenance and create the form for owners. Steve will contact the roofer to double check on projected costs and get back to Donna, who will then schedule another meeting.

The meeting closed at 5:48 p.m.

Respectfully Submitted,  
Ann Law, Secretary