

Rock Creek HOA Annual Meeting March 31, 2022

The annual meeting of the Rock Creek HOA Was held on Thursday, March 31, 2022. An agenda for the meeting was sent via email by Donna Loux prior to the meeting to all owners. Twenty five owners were present or provided proxies to reach a quorum for the meeting.

The meeting was brought to order by property manager, Steve Gulling, at 6:34 p.m.

Donna Loux moved to approve the minutes from the 2021 Annual Meeting without a formal reading. Barb Nelson seconded the motion. The motion carried by acclamation. These minutes are available on the Gulling Property website under Rock Creek HOA, as are all other meeting minutes.

Steve Gulling reviewed financials for 2021. As of January 1, 2021, we had assets of \$53,000+. As of December 2021, we had \$80,000.00. The Profit and Loss statement reflects an addition of approximately \$63,000 in additional dues, with about \$45,000 coming in for the roof assessment. Steve also gave an itemized breakdown of the Profit and Loss statement.

Old Business:

- Car window clings/stickers: Few owners are using theirs. The purpose of these clings is to identify cars not belonging to owners so we can tow them, if needed. Owners should notify the Board or Steve if they have a guest staying for more than a few days. Barb Nelson has extra window clings. Steve suggested we punch a hole in the cling and hang it on the mirror with a piece of yarn so we don't have to worry about them staying on the window.
- Signs: Steve has added "Smile, You're On Camera" signs to dumpsters. Our new entrance signs are here and ready to be placed with permission to dig.
- Homeowners Mary Ann Bond asked if we could get more lighting at our intersection of Edwin Skinner Parkway and 34th Avenue. Other owners agreed it is hard to see the median to Edwin Skinner Parkway at night. Steve has already contacted the city and asked for a caution light at the bridge. He suggested that homeowners should call, since thirty-six calls could do more than he can.
- Cameras: Steve commented that they are already paying for themselves. He was able to see the person who put carpet in two dumpsters and get them to remove it. All dumpsters are now visible with the camera system.
- Introductions: All those in attendance introduced themselves. Welcome to Mary Ann Bond, new owner of Unit 1, Building 1709.

- Roofs, Gutter Cleaning, Down Spout repair: Steve has filed an insurance claim after our last hail storm. A drone will be doing a fly-over on April 8, as weather permits, to assess roof damage. After we receive this report, we will move on to roof replacement plans this spring.
- Error in Removing Trees, Building 1655: Steve requested to have tree branches trimmed, but the company took out the entire trees. They are not charging us for the tree removal. As soon as the stump are ground down and removed, we need to do some type of landscaping. Shrubs don't seem to be a good alternative, since they will need to be trimmed and watered. That side of the building doesn't get full sun. Another suggestion is a low-growing ground cover, which would hold soil in place and be low- maintenance, but could require some water. Many homeowners prefer rock that matches existing rock on the building. Virgil also noted a few tree branches scratching the side of the building, which can be noted and taken care of this spring. The Board needs to work up a proposal and get it to the landscaper.

New Business

- Units sold include 1735, #5, and 1709, #1 and #9. Mary Ann Bond moved to 1709, #1 in November. Units 1735, #4 and 1709 #9 are scheduled to close on April 1.
- Painting lines, Numbering Parking Spots: Steve recommends using continuous numbers starting in order with 1655 #1, etc. Donna Loux has a plan to assign spots as close to their unit as possible which is a concern for owners. Steve suggested we paint extra spots as "RCC Visitor." Steve also recommended the Board send a property chart with spot assignments, as well as revised Rules and Regulations to reflect assigned spots and our intention to tow vehicles, as needed.
Virgil Peterson asked about the handicapped spots. We plan to keep handicapped spots. Steve also noted the painted lines by 1735 are not regulation size and don't match the original site plan. We will try to fix those.
- Election of Board Member: Barb Nelson's term for Board is up this year and no one else is volunteering to run. Steve suggested we vote to approve Barb for another term. Cheryl Smith so moved and Donna Loux seconded the motion. The motion was passed by acclamation.

Questions, Comments, and Concerns

- Mary Ann Bond asked about order of roof replacement. Will Building 1709 be first? We will decide after getting the report from a the drone fly-over.

- Mariah McClelland asked about the water dripping from the eaves during the last heavy rain. She asked if we could replace gutters when we replace the roofs.
- Mariah McClelland asked for stain choices to redo their deck. Steve suggested only a very light sanding before restaining. Ann has the original recommendations and will send that information to her. (*The original approved information includes:*
deck stain: Behr Premium Wood Coating, Natural #500, transparent weatherproofing wood finish.
Screen Door: EMCO by Anderson. Model #1110240774 Pella-051503 90410 0850)
- Virgil Peterson noted stone to be repaired on Building 1655. The Board and Steve will note that on our annual walk through and add that to the list.
- Mary Ann Bond asked about adding Gutter Guards when we replace the roof. Steve's experience is that leaves can still get stuck on top and prevent them from working and does not recommend them.
- Gretchen Peterson asked if we can power wash the siding this spring. The Board will plan to do this.
- Rachel Lenihan asked about grass seed. Can we do our own seeding? Barb Nelson has tried to do this; some areas had straw used, but that didn't work well. Timing or lack of water may be responsible. The Board will look at this also during the spring walk about.
- Gretchen Peterson agreed to come up with a landscaping proposal for the east side of Building 1655 and get it to the Board.
- Rachel Lenihan asked about her automatic light. It seems to be on continuously. Steve commented these sensors tend to go bad. You can put a piece of black tape over the sensor to see if it is working. The Board can also look at those this spring.
- Ann Law asked about maintenance questions such as the lights. Should owners be using the form we have on the Gulling Property website under Rock Creek. Steve said both are ok, to use the form for more involved issues.

Steve asked for a motion to adjourn. The motion was made by Donna Loux and seconded by Barb Nelson. The meeting was adjourned at: 7:45 p.m.

Respectfully submitted,
 Elizabeth Ann Law
 Rock Creek HOA Secretary