

Rock Creek HOA Special Board Meeting  
May 4, 2021

A special meeting of the Rock Creek HOA Board of Directors was held on May 4, 2020 at the home of Barb Nelson. Present were President: Donna Loux, Secretary: Ann Law, Treasurer: Barb Nelson, and member: Virgil Peterson. Lisa Judson is moving and is no longer on the Board.

The meeting followed a property walk-through of board members and Property Manager, Steve Gulling at 1:30 p.m. The Board met to review the finding of the walk-through. The following were points of discussion:

1. Parking Lots: All agreed that the parking lot has deteriorated and needs to be a priority. Steve will get two quotes to make repairs. This will be a significant expense. The traffic from the apartments next door has added much more wear and tear. They have an easement to use our drive.
2. Dumpsters: The apartment tenants continue to use our dumpster. The options discussed at the last board meeting were eliminated. They included pass keys for the dumpsters, covering them, and moving one farther away. Cameras were talked about during the walk-through, which would be expensive and may not capture what we needed. None of these ideas were feasible. There has been some confusion about the best way to handle this. We had a large charge for removal of furniture and other items recently by Elite, the company which does our snow removal and lawn care. However, our regular trash collector, Ankeny Sanitation, will remove these at a much lower cost. From now on, owners are encouraged to **contact the Board directly** who will contact Ankeny Sanitation. (Donna Loux: 314-5608, Barb Nelson: 770-8208, Ann Law: 979-4762)
3. Landscaping: The bushes at the corners of entry sidewalks for buildings 1709 and 1735 need to be replaced. The board discussed options and plan to look for plants in the near future. Steve agreed to get bushes removed and replaced after we decide.
4. Financial Statement: Our most recent financial statement from Steve included charges for more than \$4000. The Board asked for clarification. Was this bill for roof inspection? Steve thought it was for cleaning gutters on all buildings. The board was surprised at the high cost. We will know more when we see the invoice next month.
5. Speed Bumps: The speed bumps will be added soon, with a change in placement which we hope will slow the traffic.
6. Bird's nests: A nest is blocking the gutter in the front of Building 1709 and another is in the open and unlocked Mediacom box on the south side of Building 1709. Barb will contact Mediacom to clean out the box.
7. Rock Creek Clean Out: Steve will look into the up-creek drainage and creek source. Donna will write a letter to the city of Altoona about this. We are hoping to get the city to do the creek cleaning. Steve has had success with a similar situation in Ankeny.

8. Roof Inspection: Steve says our roofs have been inspected and they are predicted to last for another 5-7 years, tops. The projected cost is \$50,000 per roof/\$150,000. Ann asked if we can repair roofs where needed in the meantime, due to the water damage her unit and the one above incurred in February during a thaw. Steve agreed to get bids for this.
9. Maintenance Costs and Financing Alternatives: Due to parking lot repair costs and projected roof replacements. (and any other unforeseen costs) we need to quickly increase the amount we are saving. Although we have reluctantly raised the monthly dues, the Board needs to take a hard look at how we will be able to cover those upcoming costs and the possibility of some type of assessment(s). We want to keep our special assessment to each homeowner lower if/when it occurs.
10. Future Meeting Dates: The Board will meet on June 22 to prepare for the Annual Meeting. The regular Quarterly meeting of the Board will be July 27. Both will be at the home of Barb Nelson. The Annual Meeting will be held on August 26. At that time we will elect officers for the HOA Board and have the annual report from Steve Gulling, Property Manager. We will plan to have the Annual Meeting at the Altoona Public Library, if possible, as in the past.
11. Informing Homeowners: Ann will forward the minutes of this meeting and the previous meeting directly to all owners. This should help answer questions about the dues increase. Board minutes will always be posting under Rock Creek on the Gulling Property Management web page for owners to refer to.

Respectfully Submitted,  
Ann Law,  
Rock Creek HOA Board Secretary