

Annual Homeowners Board Meeting, September 2, 2021 held at the Altoona Public Library starting at 6:30pm.

The meeting started with Donna Loux the president asking everyone to introduce themselves. Barb Nelson recorded the meeting in order to do the minutes at a later date and Donna Loux called Ann Law, secretary who was in Canada but wanted to listen to the meeting. Present was Donna Loux, president, Barb Nelson, treasurer, Cheryl Smith at large. Donna Loux then asked Steve Gulling our property manager to start with explaining the financials.

Replacing the concrete, possibly getting signs at both ends saying this is private property and working with the people that own the apartments. Reserve account \$27,383.44, all is as of today, CD \$5,069.36 and checking \$49,740.12 (higher than normal cause a few people have paid their \$7,000.00). Steve Gulling also stated that if at any time anyone wants to see any of the financials, to just contact him, send him an email, and he will at that time email them to anyone wishing to have them. Rachael Lenihan asked about the concrete and if we had gotten bids, also do the books get audited? Steve Gulling then responded with that he had gotten a couple of bids and the board then decided on the one we thought would be the best. Steve Gulling then said at the end of every month he sends to the board members the financials, invoices, bank reconciles, and payments. The board reviews them and if any questions are raised then the board contacts Steve Gulling and get the answers. Donna Loux added that Barb Nelson did this in her previous job and has lots of experience with this. Steve Gulling then went over the profit and loss. The question was asked about recycling. Steve Gulling explained that in the long run it is cheaper for Rock Creek to not have it than have it. Because if one thing is put there that does not belong there, everything in there is sent to the landfill and they charge us for that. Donna Loux motioned to approve the financials and was seconded by Linda Brown. Approved by everyone.

Steve Gulling explained the website and what is on there.

Don Zickefoose asked if all the contractors that Steve Gulling uses are licensed. Steve Gulling assured everyone that they are and they are also insured.

Cheryl Smith pointed out that on the website, for the dues it states that they are still at \$150 which are now at \$175. Steve Gulling then explained that it had slipped thru and will be taken care of. Donna Loux then pointed out that everyone needs to get their emails to Steve Gulling or any updates they may have been done.

Property improvements and plans. Concrete has been done at 1735. Shrubs at 1709 or 1735 have been done. Don Zickefoose said that at 1655 bushes need to be taken care of. Donna Loux will set up a meeting with Don Zickefoose to repair or replace bushes at 1655. Don Zickefoose and Ned Jakupovic wanted something done with the truck and trailer and damage they felt the

trailer did. Which had been parked south of the garage between 1655 and 1709, over a weekend. No one had seen anything happen so, the eave spout, will be repaired at the cost of the association. Motion was made to move on with the meeting.

Concrete holes will be repaired before winter. Steve Gulling is working with Chad, from the apartments, to see what can be done about the traffic going through. There was some discussion about the ingress and egress with the apartment buildings.

Increase in HOA dues of \$25 started 7/1/21 to help with the costs of concrete, etc.

Special assessment and how the board came up with the amount was discussed. Steve Gulling got an estimate on what it would cost do the roofs. When it is time to do the roofs, Steve Gulling will at that time get 3 bids. At that time, it will then be decided, by the board, on who gets the bid and for how much. When the roofs get done, they will be taken down to the base and will be done correctly and then be brought back up to code. Connie Warmbier brought up in 2017 established a roofing money market account. The account was later renamed to reserve account. Travis Applegate property manager for Josh Merryman, was wondering why pay now if not being done for several years. Cheryl Smith thought it should have been broken up in smaller amounts for special assessments. There was discussion about everyone getting an email that the assessment amount would be between \$1800 to \$5000. Then they got a letter saying would be \$7000. Confusion with the different amounts. Virgil Peterson stated that if we owned our own home would cost at least that. Also, that the board members are all volunteers and Virgil Peterson had been on the board and now stepped down. Which Donna Loux thanked him for his time and that he had been a real asset to the board. There are only three on the board and the board needs five. If someone wants to help step up and volunteer. At that point Donna introduced our newest board member Cheryl Smith.

The deductible of insurance is now going to a percentage of the value of buildings, 1 or 2%. If the value of the building was \$200,000 then the deductible would be \$4,000. Insurance may also be going to a prorated amount.

Don Zickefoose volunteered to be on the board. Then Jennifer Williams said that her husband Mark Williams would also volunteer to be on the board. There was at that time an election for the open board position. It was done with a show of hands. It was then voted that Mark Williams who received 24 votes. Mark Williams will be on the board.

Don Zickefoose asked about an audit. Steve Gulling explained how it does cost around \$1000 to have an audit done. But basically, the board does an audit of the books every month and they are also looked over when the taxes are done.

Bylaw changes.

First; address change to be the property manager. Donna Loux made the motion to change, Kim Bates seconded. Raise of hands, motion carried.

Second; change the annual meeting to the first quarter of the year. Barb Nelson made the motion to change, Donna Loux seconded. Raise of hands, motion carried.

Third; change the duties of the treasurer. Add the treasurer would review all financials and report back to the board of directors. Cheryl Smith made the motion to change and Eliabeth Eagles seconded. Raise of hands, motion carried.

A declaration changes effective 10/01/21 no investors may buy; all units are to be owner occupied. Connie Warmbier made the motion to change, Tim Noack seconded. The declaration change was then signed by 27 homeowners.

Donna Loux then closed the meeting and Tim Noack seconded.

Respectively submitted,

Barb Nelson, Treasurer

Rock Creek Association