

*Meadows at Rock Creek Homeowners' Association*

# REGULAR MEETING OF THE BOARD OF DIRECTORS

**\*\*MEETING MINUTES\*\***

**Meeting Date:** April 25, 2022

**Meeting Time:** 6:30pm

**Meeting Location:** Zoom

<https://us02web.zoom.us/j/88692470756?pwd=UHpwS0RucTltV2xjZjA5NTBWdnE3QT09>

Meeting ID: 886 9247 0756

Passcode: 218581

---

6:38pm

**Call to Order**

Meeting was called to order by Zach Aaron

6:39pm

**Roll Call**

Members of the Board: Eric Pisconski, Alaina Weimer, Zach Aaron, Kristin Jones, Julie Ann Troxler, and Eric Jones were in attendance. Property Manager James Tungsvik also attended.

6:40pm

**Approval of Previous Meeting Minutes**

[Annual Owners' Meeting Minutes](#) Meeting minutes motion to approve by Eric P. and second by Alaina Weimer.

6:40pm

**Meeting Agenda**

- Financial Report and Summary
- Unfinished Business
- New Business
- Neighborhood Projects
- Committee Updates

6:41pm

**Financial Report and Summary:**

James Tungsvik shared he sent out the monthly board packet and there were no questions. Offered for the board to accept the March 2022 financials. Kristin Jones motion to accept, and Eric P seconded. The motion was accepted unanimously.

- Collection/Compliance Actions:
  - Reminder postcards were sent for April/Spring preparations to remind owners it is time to start working on yards. James shared that about 50% of the yards in MARC need attention by owners. May will start incurring

compliance letters and potential associated fees. Alaina to write a facebook post as a reminder to owners.

6:45pm

**Unfinished Business:**

- MARC Neighborhood Survey Complete: Kristin Jones reviewed the overview of findings from the survey. Kristin will send James the survey results without identifying names following the call. A goal should be to improve email communication and reduce paper mail whenever possible. Developing a newsletter that is available online on a quarterly/monthly basis. Alaina will work to develop Spring Newsletter for publication. Review what we send via USPS prior to shift to launch of new ATC site. James to add MARC website to new owner packet.
- Audit 2020/2021: Tabled for tonight's meeting
- Requesting new members for the HOA Board: Four candidates applied and will be invited to attend an interview during May Board Meeting.
- Ongoing work to review/edit Rules & Regulations: Zach shared we are reviewing our rules and regulations. The board will review and plan to distribute and post once completed.

7:14pm

**New Business:**

- Adjustment of expiration dates of current board to align with governing documents: Realigning to more accurately align with the governing documents. Extend everyone's expiration dates to November of the appropriate year. At least 1/3 should expire in any given year (Article V Section 4). Due to the revocation of the resolutions from previous board, board members in positions 2, 3, & 4 have agreed to extended their terms to November 2023 to align with new annual meeting.
- Julie Ann Troxler and Eric Jones agreed to extend their terms on the board expiring on November 2022. Vacant Positions 1 & 5 will also expire in November 2022.

7:19pm

**Neighborhood Project Updates:**

- Bench & Picnic Table Replacement - PM Zach Aaron: no ETA but is in process and awaiting shipment. Will continue to provide updates as available.
- Bark/Mulch Replacement - PM Zach Aaron: Project now complete. Total expense was \$23,821.57 after tax. Barking was skipped for a few years related to covid and board changes. Normally we like to split these expenses where inside is done one year and outside done the following. Less expense is expected to be incurred next year.
- Playground Maintenance Issues - PM Alaina Weimer: New bubble for the back playground was delivered to MV and awaiting payment - check is going out this week. We will be self-installing. Price \$417.41. Secondarily working on annual inspection on playground equipment and repairs now with Cascade Mini Excavating and Northwest Playground Equipment Company to receive comparative bids. Pacific Outdoors only does new product, no repair or installation.
- Tree Trimming: PM Alaina Weimer: One HOA trees has grown on top of an owner's roof and Alaina confirmed it is resting on their house. VPS sent a quote to trim the lower hanging branches \$152.18 is the bid and it was approved to move forward. Kristin will provide concerns from Survey to Alaina to try to look into the concerning branches.

- Landscaping General - PM Kristin Jones: With feedback from the MARC survey we will make decisions to prioritize our future projects
- Drainage Issue at the Basketball Court - PM Kristin Jones: Meeting scheduled for 4/26 to discuss irrigation issues at the park and obtain bids on recommended fixes.
- Uneven Sidewalks - PM Eric Jones: City of MV is supposed to update on timeline due to improving whether.
- Speeding Issues - PM Eric Jones: The radar trailer stopped working and unfortunately needed to be removed and will follow-up with the City of MV about getting the repaired trailer back.
- Street Lights Maintenance & Addition: PM Julie Ann Troxler: Discussing adding lighting to the park in the back of the neighborhood and visitors have left illegal substances. There are also some lights in the common areas which are repaired by VPS. A walk through will be done when we make a decision on if we want to add the additional lighting. Will also talk to owners if they want lighting added but will be the owner's expense.
- Street Parking Enforcement - PM Eric Jones: Need for new project identified to obtain bids from security companies to enforce parking. Fine process is being reviewed with the Rules & Regulation review process. James shared that homes in neighborhoods that do not allow street parking sell for 15-20% more than neighborhoods who do not.

7:43pm

**Committee Updates:**

- Social Committee: Rebecca Banksy-Jones - Easter Egg Hunt was a success and Rebecca Larson brought leftovers to the bus stops. Paint the rock activity when the weather improves. June 10/11 and August 26/27. Popsicles the last day of school in June. Movie nights will be held with improving weather. Neighborhood Book club starts in June and will be advertised on Facebook.
- Architecture Committee: Julie Ann Troxler - Please go to our website <https://www.meadowsatrockcreek.com/acc-app.html> and review CC&Rs & Rules and Regulations to help guide requirements. All changes to the exterior of your property should be submitted to the ACC. Please reach out to us [acc@meadowsatrockcreek.com](mailto:acc@meadowsatrockcreek.com) if you have any questions.

7:49pm

**Motion to Adjourn:** Zach Aaron motioned to adjourn, Eric Jones seconded the motion. The motion was approved unanimously.

7:49pm

Board went to Executive Session.

9:03pm

Board Returned from Executive Session.

9:04pm

Meeting Adjourned.