

Meadows at Rock Creek Homeowners' Association

REGULAR MEETING OF THE BOARD OF DIRECTORS

****MEETING MINUTES****

Meeting Date: June 27, 2022

Meeting Time: 6:30pm

Meeting Location:

<https://us02web.zoom.us/j/89200312432?pwd=eTBydjhWUGhzTFREeDVJRFVxaDBKZz09>

6:32pm

Call to Order

Meeting was called to order by Zach Aaron

6:33pm

Roll Call

Members of the Board: Zach Aaron, Eric Jones, Kristin Jones, Julie Ann Troxler. Tammy Furness was voted onto the board on 6/27/2022. Property Manager James Tungsvik also attended. Alaina Weimer was unable to join.

6:34pm

Approval of Previous Meeting Minutes

Zach Aaron motioned for approval, Eric Jones seconded the motion. The motion was approved unanimously.

6:34pm

Meeting Agenda

Topics for discussion as follows:

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

6:34pm

Financial Report and Summary:

Balance Sheet of 5/31 had \$51,689.14 in checking; Reserve account \$32,649.59; CD #1 \$51,987.18 (Matures 11/2022); CD#2 51,888.94 (moved to bank Alliance on a rotating 30 day renewal, as its better for us to wait due to increasing interest rates).

A correction was mailed out on the late date on the July 1 assessment which won't be late until October 31, 2022. This additional notice was paid for by ATC due to the error.

Financials are approved as presented for May 2022.

Collection/Compliance Actions:

- Delinquencies: All owners sent 2nd reminder notice at
 - Div 1 Lot 71: Lien will be filed if it does not become current
 - Upcoming 3-4 liens likely - several notices, intent to lien letter, and a notice stating lien was filed are all sent out prior to lien filing. Cost per lien to file is \$800
 - Current assessment amount: \$7,648.67 outstanding in assessments

6:43pm

Unfinished Business:

- Final Revisions to Rules & Regulations will be tabled until August 2022 meeting.
- Outstanding Issue with Renter: Lease has been extended to August 31, 2022 but non-compliant items seem to be resolved for garbage.
- Yard Non-Compliance - a lot of homes with room for improvement about 1/3 still non-compliant.

6:47pm

New Business:

- None to be discussed this call

6:47pm

Neighborhood Project Updates:

- Bench & Picnic Table Replacement - PM Zach Aaron: no updates, continued to follow-up. Product constraints are still an issue. Will continue to follow-up monthly.
- Playground Maintenance Issues - PM Alaina Weimer: per email from Alaina - playground inspection is set, need to schedule inspection for first week of July which will help to make plan for future repairs. Plastic bubble replacement is complete. Newest issue on the Reserve and Blue Parks VPS is sending bids for repairs and will be scheduled for repair, likely in conjunction with the inspection.
- Tree Trimming: PM Alaina Weimer: Newest issue reported about tree overhang from last meeting is resolved from trimming with VPS; Trees on 229th will reach out for 6 branches overhanging for bid for VPS.
- Landscaping General - PM Kristin Jones: Proposed to hold on major investments, get quote on removal of dead bushes/shrubs. Bid on Tree replacement for 227th owner.
- Drainage Issue at the Basketball Court - PM Kristin Jones: Update per Julie Ann Cedar Grove Landscaping looked at whole embankment and the box of wires was full of water. Couldn't determine where water was coming from. Suggestion was to check timing with the flower bed watering. Digging up 20ft x 10 ft putting in sand for 6 inch depth with fertilizer/seeds \$2487. Will discuss further inexecutive session.
- Uneven Sidewalks - PM Eric Jones: Spoke to Desmond at MV, will be out to remark and level
- Speeding Issues - PM Eric Jones: Radar sign is now working and we are added back to the schedule to get back out. It will ideally be here 1-2 weeks. They will evaluate if there is a need for a permanent radar sign in.
- Street Parking Enforcement - PM Eric Jones: Cannot find a company to do it yet. Eric would like to organize a group of to volunteer to manage the enforcement. Agreed upon monitoring time and how to identify owners of vehicles. Include parking on pathways and driveway extensions which is not allowed.

- Street Lights Maintenance & Addition: PM Julie Ann Troxler: VPS came and replaced 2 of 3 light bulbs as the exercise park and tightened electrical components, but still out. She recommended to call an electrician out. James will send an email to an Eldridge Electrical with Julie Ann copied to try to find a solution. Second issue, for finding lighting in the Reserve Park - has reached out to some private companies to get bid for post lighting to compare bids.

7:10pm

Committee Updates:

- Architecture Committee: Reminder: Any extension on property driveway is a pathway for walking, NOT for additional parking. This is a parking violation.
- Social Committee: no updates at this time. A movie night will be planned upcoming, date TBD

7:14pm

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

7:14pm

Board went to Executive Session.

7:56pm

Board Returned from Executive Session. The following motions were made following executive session:

- *How to better execute parking enforcement*
- *Kristin Jones will contact VPS to pursue French Drain solution at Basketball court*
- *Kristin and James will meet for discussion on the rules and regulation edits*

7:56pm

Kristin Jones made a motion to adjourn, second by Eric Jones. The motion was approved unanimously. Meeting Adjourned.