

Meadows at Rock Creek Homeowners' Association

REGULAR MEETING OF THE BOARD OF DIRECTORS

****MEETING MINUTES****

Meeting Date: August 25, 2022

Meeting Time: 6:30pm

Meeting Location:

<https://us02web.zoom.us/j/86394768727?pwd=WFNXdkhpUUxLeVgvYzBYcnRsL3o4QT09>

6:34pm

Call to Order

Meeting was called to order by Zach Aaron

6:35pm

Roll Call

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

X:XXpm

Approval of [Previous Meeting Minutes](#)

Alaina Weimer motioned for approval, Eric Jones seconded the motion. The motion was approved unanimously.

6:36pm

Meeting Agenda

Topics for discussion as follows:

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

6:37pm

Financial Report and Summary:

James reviewed financials as of July \$92,853.15, Savings we have \$33,519.97. CD #1 \$52,033.06, CD #2 \$51,893.20. Total cash in bank of \$235,699.38. Board was notified that accounts were moved from Pacific Western Bank to Alliance Bank effective August 31 or September 1, 2022. CD#2 has already been moved. A notice was sent to owners about updating the mailing address related to this change. Effective 9/6/22, payments should be sent to Meadows at Rock Creek
% Around the Clock Inc. Processing Center
P.O. Box 96994
Las Vegas, NV 89193-6994

After September 6, the new property management software launches. Owners should be able to set-up all their information including selecting electronic communications, banking information, etc. There will be an application available allowing for pictures to be uploaded directly for non-compliance. ATC will be closing early and will be down for a few days while this transition occurs.

- Collection/Compliance Actions:

6:52pm

Unfinished Business:

- Revisions to Rules & Regulations: Ongoing work will be completed in executive session.

6:55pm

New Business:

- Mow Strip Owner vs HOA Responsibility will be discussed in executive session. Ongoing discussions around responsibilities for this area are frequently brought up and further discussion is needed.

6:56pm

Neighborhood Project Updates:

- Bench & Picnic Table Replacement: Zach - An ETA was supposed to be received this week for shipping in the first week of September, but awaiting confirmation for coordination with dumpster. Dumpster will be there for approximately 1.5 weeks. Proposed location by basketball court on the street. Further details to come, updates will be provided on website & facebook once available.
- Playground Maintenance Issues: Alaina stated issues were supposed to be quoted out and completed by VPS but has yet to be received. Alaina will follow-up with VPS. Inspection was solidified for August 10 or 11, 2022, but did not hear back from CME Play, so a new inspection date will be set-up.
- Tree Trimming: Alaina - Tall tree scraping the roof was trimmed and an invoice was sent per Donita. The encroaching tree has not yet been completed and we are awaiting an invoice from VPS. Alaina will follow-up with VPS.
- Landscaping General: Will plan a walk through the neighborhood in September/October to identify dead items for removal. Additional planning for future updating projects will begin in 2023
- Drainage Issue at the Basketball Court: Kristin - timing will be ideal to install in late summer/early fall project - still awaiting updated bid.
- Replacing 2019 Blvd Tree Behind Div 1 Lot 168: Kristin - Fall project once rains return and it cools off - still awaiting updated bid.
- Uneven Sidewalks: Eric - was supposed to have been done in August per Maple Valley City. Eric will reach out to Desmond again.
- Speeding Issues: Maple Valley City was supposed to be getting the Speeding tool out again. Eric will reach out to Desmond again.
- Street Parking Enforcement: A few volunteers have been identified for the Parking Safety Team, the need for easily identifiable vest to ensure volunteers are not mistaken for a prowler. We will create a survey to let people be able to volunteer. Eric has started to gather license plates.
- Street Lights Maintenance & Addition: Julie Ann was unable to attend, updates will be provided at the next meeting.

- Kent Kangley Opening Across from High School: A car was stolen from the neighborhood via the walk through from Kent Kangley. Request is to build a fence to close off that entrance for safety and may help reduce through traffic and high school kids. Zach Aaron will be Project Manager and will reach out to Rainier Fencing for a Bid.

7:36pm

Committee Updates:

- Architecture Committee: Julie Ann was unable to attend, updates will be provided at the next meeting.
- Social Committee: Eric provided updates: Looking at potentially another neighborhood movie and the chili cook off in the fall.

7:37pm

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

7:37pm

Board went to Executive Session.

8:42pm

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

- *Div 1 Lot 59: concerning ownership of mow/planter strips, James will contact Association counsel for further clarification.*

8:42pm

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