

Meadows at Rock Creek Homeowners' Association

REGULAR MEETING OF THE BOARD OF DIRECTORS

****MEETING MINUTES****

Meeting Date: September 19, 2022

Meeting Time: 6:30pm

Meeting Location:

<https://us02web.zoom.us/j/86157571969?pwd=TjM3dUJ5SEhDL0JiVHlkbnIzZzZz09>

6:38pm

Call to Order

Meeting was called to order by Zach Aaron

6:38pm

Roll Call

Members of the Board: Zach Aaron, Alaina Weimer, Kristin Jones, Julie Ann Troxler, and Tammy Furness were in attendance. Property Manager James Tungsvik also attended. Eric Jones, did not attend the meeting.

6:39pm

Approval of [Previous Meeting Minutes](#)

Alaina Weimer motioned for approval, Julie Ann Troxler seconded the motion. The motion was approved unanimously.

6:40pm

Meeting Agenda

Topics for discussion as follows:

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

6:41pm

Financial Report and Summary:

James Tungvik provided review. Checking \$94,054.27, Reserve \$33,958.28, CD#1 \$52,048.03, CD#2 \$51,897.47. Total income \$231,958.05. Will set a budget at the next board meeting for 2023.

6:44pm

Unfinished Business:

- Revisions to Rules & Regulations: Ongoing work will be completed in executive session.
- New ATC System: There will be an email sent out to all board members to set up our accounts.

6:45pm

New Business:

- Increase in Around the Clock Management fees - the board was notified of a 6% increase in costs. No increases were processed during covid and that is why it was 6% in one year versus previous years at 1-3% per year. Notice is given annually prior to budget creation for the upcoming year.
- 2023 Reserve Study being initiated with no-site visit - They will review expenses and previous reserve studies based on industry standards and inflation to provide guidance for setting money aside for higher dollar projects in the future.
- Fall Postcards being sent out to MARC residents - board received a mock-up of the postcard for the reminders for landscaping for the fall.

6:51pm

Neighborhood Project Updates:

- Bench & Picnic Table Replacement: Zach - backorder and will reach out again on 9/22 which was the previous shipment date provided. Will determine the location of the dumpster at that time.
- Kent Kangley Opening Across from High School: Zach - Last Wednesday met with Rainier fencing to review the area and sent a quote today for 10 foot fence \$1,309.84.
- Playground Maintenance & Tree Trimming Issues: Alaina - Emailed Donita to request what has been completed and what is still pending for both playground maintenance for the blue park plank and encroaching tree trimming.
- Playground Inspection: Alaina - has reached back out to request inspection and have not yet heard back.
- Landscaping General: Kristin - awaiting scheduling for October walk through with VPS.
- Drainage Issue at the Basketball Court: Kristin - received new bid for \$5255.65 for Excavate to a depth of 15" of soil along walkway, Installation of 50lf of perforated pipe. Installation of 4" perforated pipe and fill with 1 1/2" washed rock, filter fabric.
- 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 - pending updates at the next meeting.
- Speeding Issues: Eric - pending updates at the next meeting
- Street Parking Enforcement: Eric - pending updates at the next meeting
- Street Lights Maintenance & Addition: Julie Ann - Zach mentioned that the lights at the exercise park are back off again. Julie Ann will call the electrician again as they were repaired previously. Reached out to a few companies and waiting to hear back from bids to compare to the cost of doing it through the city.

7:05pm

Committee Updates:

- Architecture Committee: Julie Ann Troxler - nothing is outstanding at this time. Future ACC requests will be done through the new system we are using through ATC. James, Zach and Julie Ann will meet to discuss how to archive previous approvals in the new system.
- Social Committee: Rebecca Bansky-Jones - Cotton Candy for school buses last friday. Chili Cookoff tentative 10/15/22 will confirm later.

7:19pm **Motion to Adjourn:** *Kristin Jones motioned to adjourn, Julie Ann Troxler seconded the motion. The motion was approved unanimously.*

7:20pm *Board went to Executive Session.*

8:40pm *Board Returned from Executive Session. The following motions were made following executive session:*

- *Set the date for the Annual Homeowner Meeting on November 29, 2022 @ 6:30pm via Zoom.*

8:41pm *Alaina Weimer made a motion to adjourn, second by Tammy Furness. The motion was approved unanimously. Meeting Adjourned.*