

President
Roger Maggio

V.P.
Jimm Elliott

**Secretary /
Treasurer**
Jennifer
Morrison

**Architectural
Committee**
Steve Honn

**Board Members
at Large**
Anders
Christenson
Dalton Young
Darren Henne

**Around the
Clock**
James Tungsvik

Meadows @ Rock Creek HOA Board Meeting January 29th, 2008

President Roger Maggio called the Meadows @ Rock Creek HOA Board meeting to order at 6:00 pm. In attendance were: Jimm Elliott, Anders Christenson, Jennifer Morrison, Dalton Young, Sean McDonald, Steve Honn and James Tungsvik from Around the Clock, Inc (ATC). Meeting held at the Maple Valley Police Department.

No meeting minutes were approved at this time.

Introduction of Dalton Young – newest board member voted at the Annual Board meeting that was held on October 29th, 2007.

Discussion of Financials included:

- 2008 Budget was approved at the annual HOA meeting held on 10/29/2007

Old Business:

1. Rental Policy update – Jennifer Morrison to send copy to Rogger Maggio for review – Board to finalize at the next meeting.

New Business:

- A. Steve Honn – ACC Board Representative – discussed what the ACC Committee has been meeting about. The committee is made up of 5 homeowners - meeting every other Monday. The committee reviews the ACC forms turned in by the homeowners. The majority of the architectural requests are fences. Steve has been keeping an excel spreadsheet of the requests, approvals and disapprovals. All forms are brought to the Board meetings and then given to James @ ATC for homeowner's files.
- B. Website – Sean McDonald - homeowner - has been working on the website and is currently up and running – www.meadowsatrockcreek.com - in process are adding pictures, updating the calendar, adding past meeting minutes. The main purpose of the website is to get communication of meetings, neighborhood events, ACC forms, general information to the homeowners.
- C. Neighborhood Grant Program – has been brought to our attention. This program is available through the city of Maple Valley - where the city would match up to 25% of in kind donations/labor – up to \$15K to beautify the neighborhood and benefit the city of Maple Valley. Application for the grant program are due in March / April. Dalton Young has been tasked with finding out more about the Neighborhood Grant Program and will report results at the next meeting.

- D. Norris Homes and Fines update - Norris bought land – Yarrow Bay – and the initial set up fee of \$300.00 was to go back to Norris at the time of purchase for any cost incurred. On the homeowners HUD – this has been listed as an HOA contribution. At this time the (6) late fees/fines for the homeowners that have purchased a Norris home is under review with the attorney of what actions should be taken with Norris. Steve Honn motioned for the removal of the past due/liens from the 6 Norris homes to be removed so that the current – newly occupied- homeowners are not responsible for the fees of Norris. Dalton Young seconded the motion for the removal of these fees/lien. All in attendance approved the removal. Going forward the attorney will be requesting the bank records/deposits from Port Gardner Management (the first management company the neighborhood had until 6/2007) to see if these fees were collected properly.
- E. Curbside Address – A current homeowners son has requested the painting of curbside address – at this time we are taking this request under advisement.
- F. Assignment of Board Roles – These are assignments/tasks given to the board members – and will report to Roger and give any results of their task at the next board meeting. The current roles assigned are as follows:
- R. Maggio – Yarrow Bay / Rock Creek
 - D. Young – Neighborhood grant Meeting / Program
 - S. Honn – ACC / Landscape
 - J. Elliott – Signage (rental, curbside, for sale)
 - S. McDonald – Neighborhood watch
 - Jana-Lee – Social Committee

At this time all of the board member in attendance signed The Board Member Oath.

New Business – Current Drive Through Results:

No drive through results at this time.

New Business – Architectural Requests:

- Lot # 234 – disapproved
- Lot # 126 – disapproved
- Lot # 98 – Approved
- Lot # 133 – Approved
- Lot # 31 – approved
- Lot # 76 – approved
- Lot # 230 – approved
- Lot # 174 – approved
- Lot # 26 – approved
- Lot # 186 - disapproved

Action Items for Next Meeting:

1. James Tungsvik – definition of Home Based business & what is allowed per the CC&R's
2. Jennifer Morrison – to send Sean McDonald (website) the meeting minutes from all of the meetings via PDF to post on the website.
3. Jimm Elliott – locate facility for next meetings – out until April 2008
4. Jennifer Morrison to send Roger Maggio word document of the Rental Policy
5. Dalton Young - Neighborhood Grant Program results/findings

Homeowner concerns:

No homeowners in attendance

Any additional business to come before the board:

None at this time

Meeting adjourned at: 7:25 PM

Next Board meeting is:

February 28th, 2008 @ Maple Valley Police Station