

**President**  
Roger Maggio

**V.P.**  
Jimm Elliott

**Secretary**  
Darren Henne

**Treasurer**  
Jennifer  
Morrison

**Architectural  
Committee**  
Steve Honn

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

**Around the  
Clock**  
James Tungsvik

## **Meadows @ Rock Creek HOA Board Meeting October 16<sup>th</sup>, 2008**

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

### **I. Minutes Review**

September meeting minutes were not approved as noted until corrections to the minutes were done. Jennifer Morrison noted that the names in the original minutes needed to be corrected to lot numbers. Dalton Young motioned to have the minutes corrected – Steve Young second the motion – all in favor approved the meeting minutes to be corrected and approved.

### **II. Resident Forum** no residents

### **III. Committee Reports**

#### **A. ACC**

Steve Honn motioned to remove fine for lot #2136 – for non-complete of retaining wall – Dalton Young second the motion – all in favor agreed to remove the fine for lot #2135

#### **B. Neighborhood Grant**

We have received the grant from the city of Maple Valley to help with the retaining area – work to be done October / November of this year. The board will get with the social committee to get the word out to help with the planting of the new trees / plants.

#### **C. Signage**

Update from Anders - As of current (10-16-2008) there are 4 signs up –(2) on 227<sup>th</sup>/228<sup>th</sup> – speed limit 25 MPH and (2) signs “slow children at play” one on each side of phase 1 and phase 2.

We thought that the signs would be opposite – having the “slow – children at play” would be on 227<sup>th</sup>/228<sup>th</sup> because the park is on the main cut through. Anders will check with Tom/Diane his contacts at the City of Maple Valley to see if we can get these changed.

In the meantime – Dalton Young motioned that we put up the “teeter-totter” signage to hopefully have people slow down while the children are out at play through the cut through. Jennifer Morrison gave the second for the signs to be ordered – all in attendance approved of the signs.

#### **D. Social Committee – no updates at this time**

IV. – New Business

A. Budget

The proposed budget for 2009 is as follows. The budget will need to be approved at the annual HOA meeting on November 20<sup>th</sup>, 2008.

Income

Assessment Income	\$152,900.00
Interest Income (Liens)	\$ 5400.00
Late Fee Income	\$ 1350.00
Transfer Fee Income	\$ 8100.00
Total Income	\$167,750.00

Expense

Accounting	\$ 2100.00
Capital Improvements / Major Repairs	\$ 10,000.00
Electricity	\$ 12,000.00
Electrical Repair	\$ 500.00
Function / Facilities	\$ 3,000.00
Insurance	\$ 2,890.00
Landscaping	\$ 32,910.00
Legal Fees	\$ 15,000.00
License Fees	\$ 10.00
Lien Filing Fee	\$ 2,000.00
Maintenance	\$ 2,000.00
Management	\$ 22,800.00
Misc.	\$ 1,000.00
Newsletters	\$ 1,000.00
Postage	\$ 1,500.00
Services	\$ 500.00
Special Mailouts	\$ 2,000.00
Supplies	\$ 1,500.00
Taxes	\$ 1,000.00
Water / Sewer	\$ 15,000.00
Website	\$ 2,000.00
Welcome Packets	\$ 2,000.00
Total Expenses	\$130,520.00

2008 Outstanding Expenses \$ 42,002.52

Net Income (\$ 4772.52)

As noted above – Dalton Young motioned to accept the budget, Steve Honn gave a second to the motion – all in attendance approved noted 2009 budget for the upcoming annual meeting to present to the homeowners.

B. Terms

Noted terms of the current board members are as follows

Roger Maggio -	12/20/2010
Jimm Elliott -	12/20/2009
Jennifer Morrison -	12/20/2010
Ander Christenson	12/20/2008
Steve Honn	12/20/2010 – ACC Chair thru term
Darren Henne	12/20/2009
Dalton Young	12/20/2009

There will be one open seat for another homeowner to join the board at the upcoming annual meeting on November 20<sup>th</sup>, 2008.

V. Old Business

Lot #7 has taken small claims action for \$5k against the HOA based on lost rent and recovery and attorney fees. In response to the small claims action the board has asked Mr. Cromwell to draft for a continuance to enable the board to focus on the annual upcoming meeting and for Mr. Cromwell is currently working on a case outline for this matter.

Lot #'s 17, 20, 30 are moving to close – but a summary judgment for this homeowner is written for all 7 homes.

### Sonn – HOA agreed to pay \$600.00 for the removal of structure and requesting the homeowner to sign a hold harmless. As of 10/16/08 no action taken yet – have not heard from homeowner. Anders Christenson motioned for the payment of \$600.00 to ### in the understanding that the homeowner to sign a hold harmless agreement. Jimm Elliott 2<sup>nd</sup> the motion – all in attendance approved.

Roger Maggio motioned to adjourn the meeting – Jennifer Morrison gave a 2<sup>nd</sup> to the motion. The monthly meeting was adjourned at 7:20. Next meeting will be the Annual HOA meeting on 11/20/2008 @ 7:00.