

President
Roger
Maggio

Rock Creek Meadows Homeowners Association Board Meeting October 2nd, 2007

President Roger Maggio called the Rock Creek Meadows Homeowners Association Homeowners meeting to order at 7:30 pm. In attendance were: Jimm Elliott, Anders Christenson, Jennifer Morrison, Al Osterman and Steve Honn. Meeting held at the Maple Valley Library.

V.P.
Jimm Elliott

Discussion of Financials included:

See below for new business

**Secretary /
Treasurer**
Jennifer
Morrison

Old Business:

**Architectur
al
Committee**
Steve Honn

New Business:

As per the agenda....

7:30-7:40 – Introduction of the Board

**Board
Members at
Large**
Anders
Christenson

7:40-8:20 –

- Update since transition from developer to association
- 2008 Association Costs
- Block watch Announcement
- Association Financial Update

Al Osterman

8:20-8:55 – Question and Answer

Darren
Henne

9:00 - Adjournment

**Around the
Clock**
James
Tungsvik

New Business – Current Drive Through Results:

Drive through of neighborhood was done at this time – neighborhood meeting only

New Business – Architectural Requests:

no requests at this time

Action Items for Next Meeting:

Homeowner concerns:

- How much will dues need to increase
- ATC Contract
- Has HOA filed a police report against PGM (Port Gardner Management)
- Fence – should we stain fences – what about the homeowners not staining their fences
- Yards – 9 month policy
- When doing the neighborhood drive through – is it possible to take pictures?

Any additional business to come before the board:

none at this time

Adjourned at:: 9:00 PM

Next Board meeting is: October 9th at 6:00 pm - El Caporal - 2008 Budget

The Meadows @ Rock Creek
Meeting October 2, 2007
Maple Valley Library 7:30-9:00

MARCH 2007

- March 12th – meeting at Covington Library with PGM – elected to the board
- March 16th – first neighborhood walk thru.... Planning for the community and noting projects for the neighborhood (bark)
- The elected board members discuss and assign positions

APRIL 2007

- Requested financials from PGM on several occasions
- PGM – Corey- no return phone calls to J. Morrison, R. Maggio, J. Elliott regarding budget or financials.
- Per Corey (PGM) – we had the in the budget to quote out bark for the neighborhood – that monies had been allocated.
- During board meeting the board decided to wait on the go ahead to re-bark the neighborhood until we received the actual balance statement and financials from PGM.
- During walk thru with the landscapers – they brought up that we were behind by \$16k
- After this finding – we discovered we were also behind on with Covington Water, & PSE as well

MAY 2007

- Finally rec'd the balance sheet from PGM (Jan – Mar). Many overdue bills and balances with utilities
- Rec'd bogus budget from PGM – Corey sat at the board meeting just throwing out #'s for what was in the budget
- Many unpaid dues from the homeowners
- PGM re-assured that letters of collection and 1st batch of letters to go out to homeowners regarding parking, yards, etc....
- RCM Board met and called a few property management companies – only one called back timely – James @ ATC
- Met with James @ ATC within a few days

JUNE 2007

- During board meeting – all members of the board approved the motion to terminate PGM of their management duties with a 30 day fault letter and paid PGM until end of June 2007.
- ATC started working with the RCM HOA on June 15th to get RCM back on track and uphold CC&R's

JUNE 2007..... continued...

- When ATC inquired with PGM regarding financials they ran into some hesitation with turning over the books – ATC contacted PGM several times.

JULY 2007

- James with ATC discovered there were no by laws in place or could be found in the paper work rec'd from PGM
- Re-draft of by laws were started immediately – by G. Cromwell (Curren Law Firm)
- First meeting with G. Cromwell (Curren Law Firm), James with ATC to discuss bylaws and what possible actions the RCM HOA could take with or against PGM

AUGUST 2007

- Financial records from PGM are in process of outside audit company – Ernest & Johnson because of the incomplete recording keeping of PGM
- Corrective measures to get RCM HOA back on track being handled by James @ ATC
- James (ATC) sent out letters of payment status to our utilities & landscapers regarding the financial situation of RCM HOA.
- New by laws were accepted by the board and approved
- 1st official walk thru with Board and Management company took place – 120 letter of CC&R violations were sent out

SEPTEMBER 2007

- 2nd meeting with attorney
- Expenses and budget
- Audit not completed yet – approx \$56K in fees to be paid to get current.... Landscaping, management fee, PSE, Covington Water, Insurance Premium, Attorney fee, Auditors Fee

Upcoming Events....

- Board to discuss budget for 2008 - and to get us back on track with the HOA financial situation that was left to us from PGM
- Annual HOA meeting scheduled for Nov 13th @ Lake Wilderness Lodge – 7:00
- One Year Plan – ZERO debt, adding to reserves, website operational, and neighborhood project list.
- 3-5 year plan – 75% goal of monies in reserves, possibility to add 30-40 homes to RCM with RCM phase 3, Community picnics and activities on a regular basis.
- Golden Shovel Award
- Block Watch Committee