

## Rock Creek Meadows Homeowners Association Board Meeting October 9th, 2007

**President**  
Roger Maggio

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, Darren Henne and James Tungsvik from Around the Clock, Inc (ATC). Meeting held at 6:00 @ El Caporal.

**V.P.**  
Jimm Elliott

Meeting minutes from August 18<sup>th</sup> were approved as written. C. Anders proposed to accept meeting notes all in attendance-approved motion to accept.

**Secretary /  
Treasurer**  
Jennifer  
Morrison

### **Discussion of Financials included:**

1. 2008 Budget – discussed 2008 Budget and options that will be needed in order to pass the budget – also reviewed any line items that may be in excess or overstated. All items on the estimated 2008 Budget were found to be legit. J. Elliott proposed 2008 Budget to be accepted – all in attendance accepted the motion to accept - the estimated budget was accepted and will be presented to the homeowners at our annual meeting scheduled for October 30<sup>th</sup> 2007.
2. Items also noted – the meeting will need to have a good turn out – in case of a low showing – the board may need to get proxies signed by homeowners that may not be able to attend

**Architectural  
Committee**  
Steve Honn

### **Old Business:**

1. n/a

**Board Members  
at Large**  
Anders  
Christenson  
Al Osterman  
Darren Henne

### **New Business:**

- S. Honn – Head of ACC for RCM HOA – Steve along with any homeowner volunteers (ACC freestanding board of 3-4 members) to review any ACC submissions to the board. The members to meet and review – approve or disapprove – and respond to the homeowner within 30 days of the request.
  1. Actions items for the future – paint color palette for the board to review and accept to forward onto homeowners when they want to updated the exterior of their home.
- Sohn (need Div. and lot # of homeowner instead of name) Homeowner presented plans to the board. The board accepted the homeowners backyard gazebo / hot tub plan. Once the plan was approved the homeowner installed as noted on the original plan. A board member called the city of Maple Valley and addressed the situation of the plan approval and was concerned that the homeowner did not meet city codes. Upon this questions and the Board member addressing themselves as a director of the board the city requested the physical address of the homeowner and sent a city inspector to review the

**Around the  
Clock**  
James Tungsvik

now complaint. From the city's findings the homeowner was in violation of a setback code – the city was in agreement that the structure that was built was beautiful and is sorry to say that they will still need to move the structure.

The board discussed an action plan and at this time it was decided that Roger to go to the city to see if we can contest their finding because the board already approved the structure as well as the neighbors beside and behind the homeowners. Also discussed that the board member that took it upon himself or herself was out of line and in the future when a majority decision is made we need to accept the decision.

#### **New Business – Current Drive Through Results:**

**Drive thru on 8/16 results ....**

**New Business – Architectural Requests:**  
no requests at this time

#### **Action Items for Next Meeting:**

1. check with David Eppenberger (homeowner) regarding website / hosting.
2. Update on homeowner with shed / setback complaint
3. Homeowner M. Stone (need division, lot #) progress

#### **Homeowner concerns:**

1. No homeowners in attendance

#### **Any additional business to come before the board:**

Adjourned at:: \_\_\_\_ 8:45 PM

Next Board meeting is: October 30<sup>th</sup> 2007 – 6:00-7:00 – annual meeting to follow.