

President
Roger Maggio

Meadows at Rock Creek Homeowners Association
2007 Annual Homeowners Meeting
October 30th, 2007

V.P.
Jimm Elliott

President Roger Maggio called the Rock Creek Meadows Homeowners Association Board meeting to order at 7:15 pm. In attendance were: Jimm Elliott, Anders Christenson, Jennifer Morrison, Steve Honn, and James Tungsvik from Around the Clock, Inc (ATC) and several Homeowners were in attendance. The meeting held at the Maple Valley Community Center.

**Secretary /
Treasurer**
Jennifer
Morrison

No previous annual meeting minutes approved – this was the first Annual Meadows at Rock Creek Homeowners meeting.

There were 92 proxies accounted for.

**Architectural
Committee**
Steve Honn

Roger Maggio re-capped the meeting notes and minutes from the informal information session to the homeowners that was held on October 2nd, 2007 at the Maple Valley Library. At this time several comments between the homeowners and the board were exchange and at times confrontational. The consistent comment from the homeowners was the concern of the 2008 Proposed Budget. After 20 minutes of concerns and comments – the meeting moved to the presentation of the budget for 2008.

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

Discussion of Financials included:

Jennifer Morrison presented the 2008 proposed budget. The budget outlined the following expenses:

INCOME

Assessment Income	\$152,900.00	
Interest Income (Liens)	\$ 5400.00	
Late Fee Income	\$ 1350.00	
Transfer Fee Income	\$ 8100.00	
Total Income		\$167750.00

EXPENSES

Accounting	\$ 2100.00
Electricity	\$12000.00
Functions / Facilities	\$ 3000.00
Insurance	\$ 2800.00
Landscaping	\$32910.00
Legal Fees	\$10000.00
License fees	\$ 10.00
Maintenance	\$ 2000.00
Management	\$17100.00
Miscellaneous	\$ 1000.00
Newsletters	\$ 1000.00

**Around the
Clock**
James Tungsvik

Postage	\$ 1500.00	
Services	\$ 500.00	
Supplies	\$ 1500.00	
Taxes	\$ 3200.00	
Water / Sewer	\$1100.00	
Website	\$ 2000.00	
Total Expenses		\$105620.00
2007 Outstanding Expenses		\$ 56102.00
NET INCOME		\$ 8028.00
Transfer to Reserves		\$ 8028.00

As noted by Jennifer Morrison – any monies that have been allocated to these Expenses for the 2008 Budget if not used will transfer into the reserves at the end of the year.

Homeowners concerns regarding the budget to note:

- Landscaping – can we get bids
- Water bill – can we cut back in watering
- Legal Fees – why the increase
- Lot assessments

After the comments and concerns of the homeowners were answered the motion to approve the 2008 was motioned by homeowner Mike Luiko and a second to accept the budget was given by Heidi Reang for the homeowners to vote.

Next new Business for discussion at the 2007 Annual Homeowners Meeting was the re-election of officers. As explained when the Homeowners when the M@RC HOA Board was formed with the voting at the first meeting with Port Gardner on March 12th, 2007 - there were no by-laws in place. In following the Rules and Regulations – the current homeowner's board was up for re-election and nominations from the floor were also accepted and taken.

Nominations were as follows:

Roger Maggio
Jennifer Morrison
Darren Henne
Jimm Elliott
Steve Honn
Lloyd Bondy
Anders Christenson
Dalton Young
Michael Hunter

At this time each nominated person presented themselves to the homeowners.

After the presentation the homeowners voted 7 persons to elect to the Meadows @ Rock Creek HOA.

The votes were tabulated by James Tungsvik from Around the Clock and a homeowner.

At 9:20 the votes were announced and the nominated board included:

Roger Maggio
Jennifer Morrison
Jimm Elliott
Dalton Young
Steve Honn
Darren Henne
Anders Christenson

Old Business:

1. No Old Business for discussion at this time.
- 2.
- 3.

New Business – Current Drive through Results:

No drive results to report on

New Business – Architectural Requests:

No requests at this time

Had on hand the Architectural Request forms for homeowners to complete and turn into the ACC Board for review and approvals.

Action Items for Next Meeting:

Homeowner concerns:

1. Budget
2. communication to the Homeowners
3. reduce any expenses if possible
- 4.

Any additional business to come before the board:

None at this time

Adjourned at:: ____9:30 PM

Next Board meeting is: ____to resume in the new year - 2008 ____