

**Meadows at Rock Creek HOA**  
**March 17 2016**  
**Meeting Minutes**

I. Call to Order 6:05 pm

Roll Call:

President – David Eppenberger	excused
Vice- Robert Gohl (Facebook)	present
Secretary- Jason Jones (parking committee - nights)	present
Treasurer- Sean McDonald (HOA website)	excused
Director- Gregory Hughes	present
Director- Jimm Elliott (ACC director)	present
Director- Roger Magio (ACC, landscaping liaison, parking committee - days)	present
Association Manager: James Emory Tungsvik	present

II. Resident Forum:

- Division 1 Lot 17 - Renter-Tenant talking about sublet tenant parking vehicle on roadway (WA C06643F - white Ram pickup). Looking in the notes, the last time the vehicle parked on the street was 02/11/16. Homeowner was not present to address board.
- Motion made seconded and approved that the fine stands on D1L17.
- Division 1 Lot 114 – Owner had two requests for removal of violations charged to this lot. One fine for barking dog and the second fine for parking violations. .

Board Member Elliott recused himself from discussion and voting on this issue due to the close proximity of his lot to the lot requesting the removal of the fines.

The board reviewed prior violations and found both the dog and parking violations have been waived in the past on several occasions. Since the fine reversals there has been no change in the owners behavior to limit the pet's barking/keeping it restrained to the yard along with parking in the garage and driveway only.

- Motion was made seconded and approved that both violations stand to the property for noncompliance.
- Division 1 Lot 52 Parking violations for vehicles WA 788XEL & WA AQF7015 (letters sent December 2014 & July 2015)
- First fine received. Review of parking since fine found that owner has fixed the problem and hasn't parked on the street since 07/15. Motion made seconded and approved to reverse fine charged to this lot.
- Division 1 Lot 34 – Owner requested to meet with the board to discuss fine charged to the property. Owner no showed. Motion made seconded and approved fine stands.

#### Old Business:

- 1- Gate the access pedestrian path off SE Kent Kangley RD & 227 PL SE (being used to access association by potential thieves). Motion as made seconded and approved to spend up to 1k and fence off this pedestrian access location to better manage people coming and going into association. Action: Magio to contact vendor and complete process. If cost is over approved amount board member will need to revisit this with this issue with the board. .
- 2- House Painting. Motion made, second and approved on extending first round of house painting letters till July 31, 2017 to complete their project. *Update: Letters issued to those lots have received extension letters. Issue is now closed.*
- 3- Drainage. Motion made, seconded and approved to install drainage in common area located by southeast corner of main park area off SE 228 St. *Update: completed. Issue closed.*
- 4- Sending out spring letters. *Update: Will be sent out March 31, 2016.*
- 5- Still looking for a volunteer(s) for Social Committee. *Update: tabled.*

#### New Business:

- 1- Developer of Rock Creek Reserve is engaging Meadows At Rock Creek to possibly merge Rock Creek Reserve into Meadows. Around The Clock doing feasibility study for both associations on the benefit of merger.
- 2- Owner requested that meeting for Maple Valley Transportation forum be put on the facebook page concerning road project that will impact HOA. Board agreed. ACTION: Gohl to periodically blast this info to the owners until hearings which is scheduled at the MV Lodge May 2, 2016 at 6pm.
- 2- HOA Website: Owner came forward to discuss annual fee to website for hosting. Owner has his own company and offered to host the site for a lower cost. Due to the nominal fee charged with current company hosting website a motion was made seconded and approved not to change providers. Owner is encouraged

and has been put into contact with current board member who works with hosting company in publishing association business on website.

- 3- Minutes to January 2016 were reviewed and motion made seconded and approved to accept as written.
- 4- Treasurer's Report: Reserve fund account was analyzed and noted that HOA should achieve goal of having one year's operating budget in reserves hopefully by year end of 2016. Motion made seconded and approved to accept treasurers report as submitted.
- 5- Committees:

ACC: Reviewed several requests/all approved.

Parking Committee: Nothing new to report will continue to monitor parking throughout association.

Social Committee: Looking for volunteers to chair committee for 4<sup>th</sup> of July Event or possible N.N.O. Event.

Next Meeting: May 19, 2016 at 1800 at the King County Sheriff's Office, Precinct 3.

Adjournment at 8:15 pm.

Respectfully submitted

Jason Jones, Association Secretary