*Meadows at Rock Creek Homeowners’ Association*

**REGULAR MEETING**

**OF THE BOARD OF DIRECTORS**

\*\*MEETING MINUTES\*\*

**Meeting Date: June 28, 2021**

**Meeting Time: 7:15 p.m.**

**Meeting Location: Virtual Zoom Meeting**

*7:17 pm* **Call to Order** Meeting was called to order by Eric

*7:19 pm* **Roll Call** All members of the board are present, excepting Julia Ann Troxler and Alaina Weimer. New board member Kristin Jones is in attendance. She will be replacing Emily McGuire-Wallace, who is stepping down. Also attending are Kat Banzeruk, representing Windemere Property Management. Donelle Fletcher from Windemere was also attending. Theresa Norton will be stepping down from her role as communications officer.

*7:20 pm* **Approval of Previous Meeting Minutes**

 *Rina motioned for approval, Eric J. seconded the motion. The motion was approved unanimously.*

*7:21pm* **Meeting Agenda**

Topics for discussion as follows:

* Financial Report and Summary
* Unfinished Business
* New Business
* Additional Meetings
* Nomination of new board member

 *7:22pm* **Financial Report and Summary:** Kat provided a financial report and summary as part of the board packet for the board members to review. One of the accounts is due to conversion in October and may be used for upcoming larger projects. Eric P. asked about individual monthly reports. Some of the past due accounts may require some additional funding to pursue, in order to garnish wages, etc.

*7:26 pm* **Unfinished Business:**

* Landscaping needs were discussed, and since the board is changing management companies back to Around the Clock Property Management, Kat wanted to know what the board’s priorities for landscaping are. VPS has not been forthcoming with bids. They have a new office person, Denita, who has agreed to get the information over when it is available. Board explored getting bids from other companies such as Monarch, Little Joe’s, or Cloudy Skies. Rina has worked with Cloudy Skies as a homeowner and had good results. Board agreed that we want bids for both removal of trees and separately, cost of replacement. Homeowners have gotten notice that they need to trim trees that impede sidewalks. Eric P. suggested that a notice go out letting homeowners know that they need to trim the trees so that they do not impede the sidewalk, or the HOA will have them trimmed by landscaping and they will be charged. All board members consented. Kat agreed to send out the notice. Board members felt the notice should be mailed. Zach asked for a bid for the removal and/or replacement of bushes in the median on 228th as well and Kat agreed to seek out bids.
* Replacing bark was discussed. Since it has not been done in 2 years, Kat will get bids for the inside of the MARC and also for the outside. We will move forward with having the inside parts of the community replenished and then when the CD conversion occurs in the Fall we can discuss having the outside completed. Kat will get a bid from the bark company in Covington that the board has previously used and from Bark Blowers.
* Mailbox on 270th that was knocked down and stolen: Kat has moved forward with replacement. The board agreed not to charge the vehicle owner/homeowner who collided with the box the entire cost of replacement. They will be charged for the install and 25% of the cost of the new box, which equals $758.44 total. All board members in agreement.

*7:54 pm* **New Business:**

* Memorial Tree: Board has been approached by a grieving family about them getting a memorial tree or bench to commemorate their lost loved one. Board queried about who would be responsible for upkeep and members wanted more information from the homeowner. When more details are provided, the board can move forward with a concrete decision.
* Board Resolution for All Board Members to be in compliance with the Rules and Regulations of the community, the ACC requirements and the governing documents of the association in order to serve. Board discussed some details and the document will be signed by Eric P. and Emily as President and Secretary, respectively.

 *Rina submitted the motion for vote, Kristin seconded the motion. All approved the motion, none opposed at 8:06pm.*

* Thursday, July 1st, will be an exit meeting for Windemere Property Management with James of Around the Clock Property Management. Rebecca Bansky-Jones has been given the key to the storage. All other documents and supporting information will be provided to Around the Clock Property Management.
* Discussion about property lines and easements regarding an individual homeowner were discussed. The property lines are established and Eric P. will measure to be certain where the property lines occur. The board will not be responsible for the easements that are part of a property owner’s responsibility.
* Summer Activities: July 9th: Raya and the Last Dragon. Kat has worked with the landscaping company to shut off the water a couple of days before the movie. The Princess Bride will also be shown in the park this Summer, TBA. In the Fall, the committee will host the chili cookoff.

*8:31 pm* **Onboarding Meeting with Around the Clock Management** to be held on July 7, 2021, TBA.

*8:32 pm* **Nomination of Replacement Board Member:** Kristin Jones (not related to Eric Jones) was nominated as a replacement as the Board Secretary.

 *All board members in agreement for Kristin Jones to serve as a replacement board member. None opposed*

*8:34 pm* **Motion to Adjourn:** *Rina motioned to adjourn, Eric J seconded the motion. The motion was approved unanimously.*

*8:35 pm Meeting Adjourned.*