

# The Meadows at Rock Creek

*Meadows at Rock Creek HOA  
Board Meeting  
07/16/09 6:05-7:30p.m.  
King County Sherriff's Office*

<b>Board Attendance:</b> Roger Maggio - President Jennifer Morrison - Vice President Sean McDonald- Treasurer Lloyd Bondy- Secretary Jimm Elliott Darren Henne Steve Honn		<b>Additional Attendees:</b> Homeowners for the following properties: 22717 272 <sup>nd</sup> Lot# 227 Lot# 156	
	Subject	Time	Notes
I.	Meeting Called to Order	6:05	
II.	Minutes Review		Previous minutes approved
III.	Owner Forum		<p>22717 272<sup>nd</sup> – Rocks are currently in the strip between the street and the sidewalk where grass is for most homes in the development.</p> <p>Board Response – The homeowner cannot provide proof that the builder had permission to landscape the strip with rocks. This strip is the only one with rocks instead of grass or other landscaping. The only other in the development that is other than grass was approved by the ACC. The board will work with the owner over the next 30-60 days to see if a goal that satisfies both parties can be reached.</p> <p>-----</p> <p>Lot# 227 –This is a rental property that has not been maintained since purchase. They have received letters about the lack of maintenance. The owner came to the meeting from Eastern Washington to discuss a possible reduction in the amount of fines assessed.</p>



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		<p>Board Response – The fines were issued per the policies and procedures for the development. In addition to lack of landscape maintenance, there are now bed sheets in the windows put there by the tenants. A motion was made, seconded, and approved for the following:</p> <ul style="list-style-type: none"><li>• There will be no fines assessed over the next 90 days.</li><li>• During the next 90 days, the homeowner must show good faith in maintaining the property.</li><li>• The owner must remove the bed sheets and replace them with blinds or drapes as described in the governing documents.</li><li>• The owner must come into compliance with the landscape maintenance of the property.</li></ul> <p>At the end of the 90 days (October 2009) the owner will discuss with the board the possible reduction of fines.</p> <hr/> <p>Lot# 156 – The owner has two issues.</p> <p>First, the owner has been issued 7 letters for parking violations but claims to have received only two of them.</p> <p>Board Response – The board explained the parking policy with the owner and the owner agreed to follow the policy. It was agreed that if he needed to park on the street for a special circumstance, he would make his request through the association manager. It was moved, seconded, and approved that the fine be suspended.</p>
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			<p>Second, the owner was concerned about having Pit Bull and Rottweiler dog breeds in the neighborhood.</p> <p>Board Response – The owner should email the addresses of the lot owners to the association manager and he would follow proper procedure for CC&amp;R violation. If the animals are not removed by the owner, they will be fined and there will be a summons and complaint filed against the offending party if necessary.</p>
IV.	ACC		<p>The ACC will approve new home colors for those owners wishing to paint their homes on a case by case basis. There is still the need for approval the home will be painted the same color as it is currently.</p> <p>The ACC is working to develop fence stain approval list.</p> <p>The ACC will make a fence maintenance policy.</p>
V.	New Business		<p>Further discussion about the creation of a new rental policy took place and will continue to take place because of problems with some of the tenants.</p> <p>The association is finding it increasingly difficult to enforce the parking rules since it is not always easy to identify where vehicles belong and how long they have been there. While the process has improved over the last year, the board feels there is still room for improvement.</p> <p>A board member moved to suspend</p>





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			<p>parking violations until a more accurate process could be developed. It was decided that the current process would remain in place until Sean McDonald and Lloyd Bondy could work out another that could be agreed upon by the board.</p> <p>A white line was suggested at intersection of 269<sup>th</sup> and 227<sup>th</sup> Pl. There have been several complaints about owners and guests not stopping at this intersection. Jennifer Morrison was assigned the task of finding the cost of adding these white lines to that intersection. She will also contact the City of Maple Valley concerning this issue and report her findings to the board.</p> <p>Common area landscaping has been lacking proper maintenance with shrubs needing to be trimmed and sprinklers to be fixed, etc. Roger Maggio will discuss these issues with Pacific maintenance. If the issues are not corrected, the association will look at hiring anew landscape maintenance company.</p>
VI.	Around The Clock Inc.		<p>The first water bill of the season has come in for the common areas. The bill was \$3,000.00 which is lower than last year.</p>
VII.	Meeting Adjourned	8:15 p.m.	