

Meadows at Rock Creek Homeowners' Association

REGULAR MEETING OF THE BOARD OF DIRECTORS

****MEETING MINUTES****

Meeting Date: Monday, January 24, 2022

Meeting Time: 6:30pm PT

Meeting Location: Zoom: Meeting ID: 883 0091 0866 Passcode: 231968
<https://us02web.zoom.us/j/88300910866?pwd=ZUtTUmUxcHU4cUhGQnQrQnlNbU1Udz09>

6:35 pm **Call to Order** Meeting was called to order by Eric Pisconski

6:36 pm **Roll Call** Members of the Board: Eric Pisconski, Zach Aaron, Kristin Jones, Rina Wollan, Julie Ann Troxler, and Eric Jones were in attendance. Property Manager James Tungsvik also attended.

6:37 pm **Approval of Previous Meeting Minutes**
Rina Wollam motioned for approval, Zach Aaron seconded the motion. The motion was approved unanimously.

6:39 pm **Meeting Agenda**
Topics for discussion as follows:

- Financial Report and Summary
- Unfinished Business
- New Business
- Neighborhood Projects
- Committee Updates

X:XX pm **Financial Report and Summary:** Reports were mailed out for month end in the first week of January, not questions were raised. Defer the financial details to executive session.

6:41 pm **Unfinished Business:**

- Audit 2020: No movements and has engaged them for 2021 Audit. They need to complete the 2020 Audit prior to starting 2021.
- Playground Maintenance: Still outstanding. Is there a warranty in place for the equipment? James will look into this and James will email VPS to ask for a quote if needed.
- Replacement of street sign on 270th and dying tree on 229th: Rina emailed Desmond for an update following the holidays and is still awaiting a response.

6:46 pm

New Business:

- Speeding Concerns: Owners expressed a concern about delivery drivers and others speeding. Requested for the speeding trailer to be placed on 229th PL SE. The owner is unable to take on project. Previous city monitoring did not warrant action actions for speed bumps. Eric provided idea of seeking to lower speed limit inside of neighborhood streets. Lidar sign raises awareness of speeding as a deterrent. Eric Jones offered to take on Project.
- Upcoming Meetings: February 28, 2022 6:30PM will be a budget meeting of the board and March 28, 2022 6:30PM will be the Annual Owner's Meeting.

7:01 pm

Neighborhood Project Updates:

- Bench & Picnic Table Replacement: PM Rina Wollan: New quote for benches which includes the new cement for pads. Julie Ann motioned to move forward with benches and Eric Jones second, unanimously approved. Total Cost \$19,357.30 from Playground Equipment. Outstanding Action items: Order Dumpster with lock, 811 for line marking.
- Bark/Mulch Replacement: PM Zach Aaron: Playground complete and remaining mulch on hold until March 2022 per recommendation from VPS. Might reach out to Advark Bark and Blowing for additional quote. James to start email for introduction.
- Tree Trimming over Sidewalks: PM Eric Pisconski: Work Complete.
- Landscaping Tree Removal/Replacement: PM Alaina Weimer: Tree removal was completed January 21. Additional planning required for recommendations/costs of replacements where needed later in the Spring.
- Landscaping General: PM Kristin Jones: Meeting with VPS January 24 and received several bids. Put together a [summary available here](#). To discuss additional details in executive session. Rebecca Banksy-Jones asked about treatment for Crane Fly treatment to help reduce bugs during meetings.
- Sidewalks: PM Rina Wollan: Emailed Desmond at city of maple valley, there were 2 spots unmarked with orange paint and she sent those addresses. Awaiting his response.

7:23 pm

Committee Updates:

- Architecture Committee: Julie Ann Troxler - nothing outstanding and no news.
- Social Committee: Rebecca Banksy-Jones – neighbor Kimberly and Rebecca on February 3 @ 7pm, zoom meeting for anyone who wants to help host events in 2022.

Will email Kristin the link to post on the website for this meeting. Holiday signs will be created for upcoming holiday season, due to timing was too short.

7:29 pm **Homeowner Question & Answer Session**

- Marc LeCuyer - brought up a concern of the cars who are parking along SE 269th St and the food truck parks across, it makes it difficult to get in and out of the neighborhood. He specifically mentioned, especially during the snow/ice it was a safety issue. Eric reviewed the process of notifying owners and subsequent fines.
- Loriann Bradberry - received a notice about grass on the side of her driveway. She asked if she will be permitted until the spring to correct. Eric did confirm this. James confirmed that notices will resume around the end of March due to weather permits germination. Inquired further about expanding the driveway with pavers/cement. James shared ACC process and that expansion can be up to 18 inches.

7:41 pm **Motion to Adjourn:** *Zach Aaron motioned to adjourn, Eric Jones seconded the motion. The motion was approved unanimously.*

7:42 pm *Board went to Executive Session. The following motions were made during execute session:*

9:05 pm *Board Returned from Executive Session*

- *Kristin Jones motioned for approval for Estimated 2466: Pressure Washing at a maximum of \$2500; Estimate 2461 East & West entrac \$26226.05, Julie Ann seconded the motion. The motion was approved unanimously.*
- *February 28, 2022 at 6:30pm Budget Meeting for the Board*
- *March 28, 2022 at 6:30pm Annual Homeowner's Meeting*

9:08 pm *Meeting Adjourned. Kristin Jones motioned, Eric Jones seconded the motion. The motion was approved unanimously.*