

ANNUAL BUDGET RATIFICATION MEETING OF THE BOARD OF DIRECTORS

****MEETING MINUTES****

Meeting Date: December 15, 2020
Meeting Time: 6:00 p.m.
Meeting Location: Virtual Zoom Meeting

- 6:00 pm **Verification** Dawnette and Kat from Windemere verified and took roll of homeowner participants.
- 6:11 pm **Call to Order** Meeting was called to order by Eric
- 6:12 pm **Roll Call** All members of the board are present, as well as Dawnette Fletcher and Kat, representing Windemere Property Management. Kat will be replacing Charity Williams, who has left Windemere.
- 6:14 pm **Presentation of the Budget**
Anna, treasurer, presented the 2021 budget, which has been provided to all homeowners. Highlights include: dues to remain the same this year, reserves increased by \$11K and are now at \$128,000. Water and sewer costs increased and the budget has been adjusted accordingly. The HOA purchased a movie screen and projector with the hopes that when COVID restrictions ease, we can resume weekly community movie nights. Money will be appropriated from to the capitol improvement budget for landscaping improvements. Anna requested homeowner input on potential community improvements.
- 6:17pm **Question and Answer Session for homeowners**
The meeting was opened up for any questions that homeowners might have for the board regarding the proposed 2021 budget. There were no questions. Dawnette invited homeowners to submit any questions or concerns online. There were no homeowner questions
- 6:19pm **Motion by the Board to Approve and ratify the 2021 Annual Budget**
Rina put forward the motion to approve, Emily seconded. All board members unanimously voted to approve the budget.
- 6:22pm **Motion to Close Public Portion of the Meeting**
Alaina motioned to close, Rina seconded the motion. All board members unanimously agreed to close the meeting.

6:24pm

Board Discussion

- Parking enforcement: board discussed some of the parking concerns. Tenants have complained that landlords did not explain parking regulations. HOA will still fine homeowners, and then it becomes an issue between the homeowner and the tenant who will pay.
- Board requested that Windemere provide monthly feedback on which notices have been sent out to homeowners. Dawnette agreed.
- Board requested that a notice go out to all homeowners to trim back trees and vegetation that are blocking sidewalks.
- Windemere to contact Soos Creek and Covington Water District, because both companies services the platte, to find out which of them will come and replace the broken and jagged pipe that is exposed in the park (near the basketball hoop).
- Alaina noticed that the basketball net has been pulled down and has been dented. Alaina will investigate as to whether it is torn or if the hooks have just come off.
- Windemere to investigate a collections issue.
- Anna Murray to be stepping down as treasurer. The board extended gratitude for Anna's service and good work. Eric discussed nominating a replacement.

7:14pm

Nomination of a Member of the Board

Emily nominated Zach Aaron as a Board Member and Treasurer of the Meadows at Rock Creek Homeowners Association. Rina seconded. All board members unanimously voted to nominate Zach Aaron as a new member of the Board.

7:18 pm

Scheduling Future Meetings:

Board to meet briefly next Monday, December 21 at 6:00 pm to introduce Zach to the rest of the board. Rina to send a Zoom invite. Next board meeting to be Monday, January 11 at 6:00pm in order to advise homeowners and plan for the Annual Meeting in February.

7:22 pm

Meeting Adjourned

