

# The Meadows at Rock Creek

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*Meadows at Rock Creek HOA  
Annual Board Meeting  
11/19/09 7:00-8:30p.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> Annual meeting, many homeowners present.	
	Subject	Time	Notes
I.	Meeting Called to Order	7:00 p.m.	
II.	President's Message	<ul style="list-style-type: none"> <li>7:10 p.m.</li> </ul>	<ul style="list-style-type: none"> <li>Less challenges this year</li> <li>Foreclosure problem - lost past due assessments, liens and fines</li> <li>Because of foreclosures and short sales, we were able to collect monies owed</li> <li>Foreclosure home maintenance was an issue.             <ul style="list-style-type: none"> <li>Homeowner yards maintained by board members and thoughtful neighbors.</li> </ul> </li> <li>Bark was a huge project.</li> <li>Helps protects drip lines.</li> <li>Original bid was approx. \$23,000.00. This was reduced through negotiation to \$17,000.00</li> <li>Landscape company to allow board spread payments out to ease high cost of the project.</li> <li>Several lawsuits are either currently in process or have been completed.</li> <li>Sense of community             <ul style="list-style-type: none"> <li>Social aspect of HOA is a large part of maintaining our neighborhood</li> <li>Volunteers and social committee have put a lot of effort into social gatherings.</li> </ul> </li> </ul>

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			<ul style="list-style-type: none"> <li>• 2010 Goals</li> <li>• Building reserves           <ul style="list-style-type: none"> <li>○ Two years of operating expenses should be saved up for emergencies and regular maintenance.</li> <li>○ Projects need to be done               <ul style="list-style-type: none"> <li>▪ Fences</li> <li>▪ Irrigation lines</li> <li>▪ Playground equipment</li> </ul> </li> </ul> </li> <li>• Web site improving</li> <li>• Low voltage lighting at entrance</li> <li>• Planting trees on hillside in the back of the development</li> </ul>
III.	ACC Summary	7:23 p.m.	<ul style="list-style-type: none"> <li>• ACC has been ensuring the neighborhood looks good.</li> <li>• A couple more members are needed.           <ul style="list-style-type: none"> <li>○ Currently three active members</li> </ul> </li> </ul>
IV.	Treasurer Summary	7:25 p.m.	<ul style="list-style-type: none"> <li>• Maintained prior budget with no changes</li> <li>• Building financial base</li> <li>• Maintaining good records</li> <li>• Landscaping is our largest expense</li> </ul>
V.	Block Watch Program	7:28 p.m.	<ul style="list-style-type: none"> <li>• Block watch fell apart while Sean was ill</li> <li>• Keeping lights on helps deter break-ins</li> <li>• National Association of Block Watch</li> <li>• Getting back on schedule with patrols</li> </ul>
VI.	Minutes Review	7:32 p.m.	2008 annual meeting minutes approved

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	<p>VII. Owner Forum</p>	<p>7:33 p.m.</p>	<p><b>Question -Aaron McQuisten</b>          Any progress on getting a 4-way stop. In summer kids are constantly crossing street</p> <p><b>Board response</b>          We have been trying since beginning of HOA to get stop sign. City refuses to put in 4-way stop.</p> <ul style="list-style-type: none"> <li>• President has put in request for a 4-way stop on 228th. Sean will collect signatures for stop sign.</li> </ul> <p><b>Question - Paul Isop</b>          Chemlawn would treat for \$3.00/application. Chemlawn will also do common areas probably for a lesser fee than with our current landscaper.</p> <p><b>Board response</b>          Board is open to looking into our development using Chemlawn.</p> <p><b>Motion</b>          Change election seats to 3 from two.</p> <p><b>Board response</b>          Motion approved by majority</p> <p><b>Question -Vera Garaseca</b>          Fence along 228th is down and would like to know who is responsible to fix. Her fence is next door and it is starting to take her fence with it.</p> <p><b>Board response</b>          The homeowner will be responsible.</p> <p><b>Question -Adrian Sanescu</b>          Tree was knocked down along street. Can homeowner dig hole if he replaces tree?</p>
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**Board response**

Trees and their damage/maintenance are the responsibility of the homeowners.

**Question**

Foundation poured at unfinished lot, what is the status of the home?

**Board response**

Letters have been sent but getting confliction stories on why it is not built.

**Question**

Randall-Trees were planted by company improperly. Will the board help with cost to go back and install properly?

**Board response**

Board will not subsidize.

**Question**

Jeff Brown-Dog poop holders are ordered and are being replaced. They have been vandalized.

**Board response**

Next time we replace, we will get metal ones.

**Question**

Graffiti is a problem. Will board take care of it?

**Board response**

The board will pay for graffiti repairs if someone finds a company that will tackle the job.

**Question**

Yard edging would increase the curb appeal of the development.

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			<p><b>Board response</b>          Drive-troughs have not picked them up, but will work at it going forward.</p> <p><b>Question – Swerdloff</b>          Parking update?</p> <p><b>Board response</b>          Hard to know what cars belong to which homes. Broke up neighborhood into five zones. There are parking monitors for each zone. It's not a perfect system, but it's better than it was. Ongoing battle.</p> <p><b>Question</b>          Can we initiate a process that uses permits or guest passes?</p> <p><b>Board response</b>          Talked about guest passes, stickers with lot numbers, and other options. Board will review to see if we can put in a feasible process.</p>
VIII.	HOA Board Election	8:10 p.m.	<p><b>Board member election nominations</b></p> <p>Jennifer Morrison and Darren Henne are stepping down.</p> <p><b>Nominated for election</b></p> <p>Ben Vaughn          Been here for a few years. Been in the south county for 10+ years.</p> <p>Aaron McQuisten          Help keep things the way they are.          Three kids at home.</p> <p>Steve Honn          Been on board three years. ACC head for last couple years. Making processes easier.</p> <p>Sean Smith          Engineering Manager at Kenworth.</p>

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			<p>Hasn't had time due to school. Previous board experience. Would like to help out the neighborhood now that he is done with school.</p> <p>Election results Ben Vaughn Steve Honn Aaron McQuisten</p>
IX.	Meeting Adjourned	8:30 p.m.	