

Meadows at Rock Creek Homeowners Association

Annual/Budget Meeting

November 25, 2019

6:00 p.m.

King County/Maple Valley Sheriff's Station 22300

SE 231st Street

Maple Valley, WA 98038

MEETING MINUTES

- I. Introduction of Board Members & Property Manager *6:04pm*
Present: Eric Pisconski, Greg Hughes, Jimm Elliott, Zach Aaron, Nick Rosado
Not Present: Roger Maggio and Jason Jones
Around the Clock Property Management and legal counsel were present.
- II. Verify Quorum *6:05pm*
At this time in the meeting, there were 17 individuals. Proxy requests were being counted by the property management company and counsel.
- III. Approve Previous Annual Meeting Minutes
N/A
- IV. President's Report *6:06pm*
Eric Pisconski reported
- A new landscaper was hired and will continue to be engaged in landscaping for MARC.
 - Tree replacement will begin at the beginning of the new year for trees damaged in ice storm.
 - Wood chips have been recently replaced, since there was a shortage.
 - “Close to the end of the cycle”—for getting homes repainted. Hopefully will not have to worry about this for another 10 years.
 - Incremental bump of assessments due to “big ticket items” such as play area replacement.
- V. Architectural Control Committee *6:08pm*
- Zach, head of ACC stated that there is “nothing of note” to report.
 - Zach stated that there is one request pending approval for the board.
- VI. Questions and Issues from the Floor *6:09pm*
1. Erika Bair asked about the possibility of getting a 4-way stop in the junction between the 2 neighborhoods.

--Eric replied that the city, not the HOA, determine stop signs and they have assessed and determined that there is not enough traffic. Flashing crossing signs would be \$50K. Possibly the HOA could provide flags for safe crossing.

2. Amy Blue asked about the monuments and whether the HOA could address the sight hazard.
--Eric replied that the monuments could probably not be removed, but landscaping could be addressed to resolve the issue.
3. Erika asked another question about whether basketball hoops would be allowed if they were in good condition. Erika stated that they had theirs in the garage due to fines.
--Eric replied that HOA would look at getting the CC&Rs adjusted to accommodate basketball hoops that are in good condition.
4. A member asked if the HOA could put No Parking signs on one side of the road so that the cars could not park on both sides and block traffic.
--Board member replied that the streets were not laid out for "street parking" when the developer originally put in the subdivision. Board member stated that people are only cited if they park on the streets overnight.
5. An Owner asked if possibly some of the park areas could be converted to parking
--Eric replied that there were no plans to convert park areas to parking.
6. Bobby Messemer complained that he has been getting violations on colored paper and that he would prefer not to get a violation on red paper
--Board member deferred to the property manager, who stated that he was too busy counting proxies to address the issue.
7. Bobby also asked if the annual meeting could not be scheduled the same week as Thanksgiving.
--Board member agreed that the timing is not ideal, but declined to change it.
8. Another Owner asked why meeting notices are not posted.
--Jimm said that usually there is not a lot of homeowner participation and that is the reason why meetings have not been posted.
9. Bobby addressed the fee increase and asked if there is a possibility of not raising the fees
--Eric stated that the fees had not been raised in 12 years and stated that there needed to be a fee increase.
--More questions and concerns were raised about the fees, but the Board stated that the fee increase is not up for discussion.
10. Haleigh Reddington asked why there is not a palette of paints colors to choose from.
--Board member replied that they do not want to limit people's freedom of choice, that the board attempts to make approval process easy and have approved most requests.
--Board agreed to look into the possibility of a palette.
11. Curtis Elliot brought up a house-painting issue with the Board the resulted in discussion

12. Owner who moved in August wanted to know if he needed permission to remove a tree that may be damaging his home's foundation.
--Board member stated that he did not need an ACC form to make landscaping changes on his own property. Amy Blue suggested contacting the city in case a tree permit is needed.

VII. Nominations & Elections of Board Members 6:55pm
James Tungsvik confirmed there was a sufficient quorum to hold the election.

Nominees were Amy Blue, Alaina Weimer, Anna Murray, Julie Ann Troxler, Theresa Norton, Rina Wollan, and Emily Wallace.

Votes were cast by written ballot.

VIII. Announcement of New Officers 7:17pm
James Tungsvik announced new Board members are Amy Blue, Alaina Weimer, Anna Murray, Emily Wallace, Rina Wollan, Theresa Norton and Julie Ann Troxler, but no tally was given.

IX. Adjourn 7:22pm

Reviewed and approved by a _____ vote of the Board on _____.

ATTEST:

Emily Wallace, Board Secretary

Date