



ANNUAL OWNERS' MEETING:

Tuesday, February 23, 2021

7:00 – 9:00 p.m.

Via Zoom

We need 76 owners to make a quorum!

*Please try to attend virtually via Zoom or
by proxy (enclosed)*

Meadows at Rock Creek Homeowners' Association

ANNUAL OWNERS' MEETING

****AGENDA****

Meeting Date: February 23, 2021
Meeting Time: 7:00 p.m.
Meeting Location: Via Zoom - see invite attached

Call to Order; Quorum

Board Member Introductions

Property Manager Introduction

President's Report:

1. HOA Website and Owner Portal
2. Board Meeting Schedule for 2020

Committee Reports:

1. Social Committee – Calendar Update
2. Architectural Control Committee

Treasurer's Report:

1. Annual Assessment \$550.00
 - a. Paid \$275.00 semi-annual
2. Owner Q&A

Voting - Board members

New board of directors -

- 1 - Eric Jones
- 2 - Zach Aaron

Owner Forum Owner comments and questions - 3 minutes per person.

Adjourn



The Meadows at Rock Creek HOA is inviting you to a
scheduled zoom meeting:

The Meadows at Rock Creek 2021 Annual Meeting
February 23rd, 2021
7:00- 9:00 p.m.

Join Zoom Meeting

<https://zoom.us/j/99231284538?pwd=RXBqVUkzTFhtWIRsYlJkWkhDODZqdz09>

Meeting ID: 992 3128 4538

Passcode: 194152

One tap mobile

+12532158782,,99231284538#,,,,*194152# US (Tacoma)

+13462487799,,99231284538#,,,,*194152# US (Houston)

Dial by your location- Call by phone:

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 992 3128 4538

Passcode: 194152

Find your local number: <https://zoom.us/u/ab96VwpW1k>

Professionally Managed By:

Windermere Property Management South LLC

(253) 638-9811

meadowsatrockcreek@wpmsouth.com

www.wpmsouth.com

Meadows at Rock Creek Homeowners' Association

ANNUAL OWNERS' MEETING

****MINUTES****

Meeting Date: February 25, 2020
Meeting Time: 7:00 p.m.
Meeting Location: Tahoma High School Learning Commons (Library)
23499 SE Tahoma Way, Maple Valley WA 98038

Call to Order 7:01 p.m.

Quorum 24 owners present, 8 owners attending by webcast, and 12 owners represented by proxy. Total of 44 owners, and so **no quorum**. (Meeting requires quorum of 76 owners.)

Ratification of Revised Budget 2020 Budget ratified by the Board.

Adjourn 7:03 p.m.

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

ATTEST:

Emily Wallace, Board Secretary

Date



RIGHTS AND RESPONSIBILITIES FOR BETTER COMMUNITIES

More than a destination at the end of the day, a community association is a place you want to call home and where you feel at home. There is a difference between living in a community and being part of that community. Being a part of a community means sharing with your neighbors a common desire to promote harmony and contentment.

This goal is best achieved when homeowners, non-owner residents and association leaders recognize and accept their rights and responsibilities. In all cases, this entails striking a reasonable, logical balance between the best interest of individual homeowners and those of the community as a whole.

Community Associations exist because communities exist – because they offer choices, lifestyles, amenities and efficiencies that people value. Yet, with all their inherent advantages, Community Associations face complicated issues, none more common than the challenge of balancing the rights of the individual homeowner with those of the community as a whole. Managing this critical and delicate balance is often the essence of effective community leadership.

The following principles for homeowners and community leaders should be followed to foster a vibrant, responsive, competent community association.

Homeowners Have the Right To:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association-if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have The Responsibility To:

1. Read and Comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.

8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property such as; tenants' relatives or friends adhere to all rules and regulations.

Community Leaders Have the Right To:

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.
6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities that are directly related to their responsibilities, and as approved by the association.

Community Leaders Have the Responsibility To:

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interest of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligation of the community as a whole with those of individual owners and residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owners and non-owner residents.
6. Conduct open, fair and well publicized elections.
7. Welcome and educate new members of the community-owners and non owner residents alike.
8. Encourage input from resident on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow homeowners access to appropriate community records, when requested.
12. Collect all monies due from owners and non-owner residents.
13. Devise appropriate and reasonable arrangements, when needed and a feasible, to facilitate the ability of individual homeowners to meet financial obligations to the community.
14. Provide process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights-where permitted by law and the association's governing documents.
15. Initiate foreclosure proceedings only as a measure of last resort.
16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying language or supplementary materials when drafting or revising documents.
17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, such as officers, the board and committees.

**Voting Ballot for:
The Meadows at Rock Creek Board of Directors**

Number of Positions Available: 2

Please select 2 nominees

- Nominee: Zach Aaron
- Nominee: Eric Jones
- Nominee: _____
- Nominee: _____
- Nominee: _____

Name: _____ Unit: _____

**Comment card for:
The Meadows at Rock Creek Board of Directors**

Meadows at Rock Creek Homeowners' Association

HOMEOWNER PROXY

Meeting Date: February 23, 2021
Meeting Time: 7:00 p.m.
Meeting Location: Via Zoom - See attached invite

Purpose of Meeting: Homeowner Forum and Budget Ratification

- Attendance and Vote.** The undersigned homeowner (“Homeowner”) is a Member of the Association in good standing, and entitled to vote at any special or annual meeting of the Owners, and hereby appoints _____, residing at _____ (the “Proxy”), as proxy for the Homeowner, to attend and represent Homeowner at the meeting described above.

The Proxy shall have the full power, as Homeowner’s substitute, to represent Homeowner and vote on all issues and motions that are properly presented at the meeting, including—but not limited to—the items on the meeting agenda included on the reverse of this form. In the event that Homeowner is present at the meeting, he or she may elect to verbally withdraw this appointment of proxy; provided, however, that Homeowner’s presence alone will not automatically void the authority granted by this instrument.

- Attendance Only; Quorum.** The undersigned homeowner (“Homeowner”) is a Member of the Association and hereby appoints the Association property manager as proxy for the Homeowner, to attend the meeting described above for the limited purpose of establishing a quorum of the Owners.

Homeowner printed name: _____

Street Address: _____ Lot No.: _____

Homeowner signature: _____ Date: _____

Please return this form by email to our property manager, MeadowsatRockCreek@wpmsouth.com, or send the form with your designated Proxy, a Board member, or any other neighbor to the meeting. Or, mail your form to Meadows at Rock Creek HOA, c/o WPM South, 13106 SE 240th St., Suite 200, Kent WA 98031. or 253-638-9811.