

*Meadows at Rock Creek Homeowners' Association*

# REGULAR MEETING OF THE BOARD OF DIRECTORS

**\*\*MEETING MINUTES\*\***

**Meeting Date:** Monday, November 22, 2021

**Meeting Time:** 7:00 pm PT

**Meeting Location:** Zoom

<https://us02web.zoom.us/j/83120332425?pwd=YUhmTUJneVhpaTYxaHI6ZWNNQy9QZz09>

**Meeting ID:** 831 2033 2425

**Passcode:** 333760

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7:08 pm      **Call to Order**              Meeting was called to order by Eric Pisconski

7:08 pm      **Roll Call**                      Members of the Board: Eric Pisconski, Alaina Weimer, Zach Aaron, Kristin Jones, Rina Wollan, Julie Ann Troxler, and Eric Jones were in attendance. Property Manager James Tungsvik also attended.

7:09 pm      **Approval of Previous Meeting Minutes**  
*Rina Wollan motioned for approval, Zach Aaron seconded the motion. The motion was approved unanimously.*

7:10 pm      **Meeting Agenda**  
Topics for discussion as follows:

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

7:10 pm      **Financial Report and Summary:**              October packets were sent around 11/11 for board review. Included were assessment violations including late fees and interest added, Violation letters for latest month, actual financial statement and bills were included. An

additional 30 days was given for late assessments, but still saw an increase in late assessment notices. November notices will go out in the beginning of December.

7:19 pm

#### **Unfinished Business:**

- Audit 2020: 1120H has been signed and mailed by President, still awaiting next steps from Neuman and Associates.
- Reserve Study 2022: Postcard notifications went out and will be posted on Meadows at Rock Creek website.
- Playground Maintenance: Email is sent in and James will follow-up for status for repair of board on blue park and fire pole on green park. Bark chip replacement was accomplished quite quickly. For future knowledge they prioritize safety relate replacement ahead of other jobs.
- Oath Signatures from Outstanding Board Members: Julie Ann will provide a signed copy. Alaina completed her signature.

7:36 pm

#### **New Business:**

- Signage within Neighborhood: Political candidacy signs are permitted per the Rules and Regulations 3.3 and definitions of a political candidacy as defined by state and local regulations. Time frames are outlined as 10 days postelection. Currently a start time and size are not outlined for political candidacy signs and will need to be addressed during next review of Rules & Regulations documentation.

7:45 pm

#### **Neighborhood Project Updates:**

- Bench & Picnic Table Replacement: PM Rina Wollan: Multiple bids received Northwest Playground and VPS for installation. Proposal is to have Northwest Playground, remove, replace and install for \$12,492.84. Installs are several weeks out. James will have to verify billing to him and delivery to MARC. Delivery requires 2 people to be available to unload and an onsite dumpster must be provided. Board members will need to order a dumpster and logistics discussed at a later time. Motion was made by Zach to approve this project expense, Eric Jones second the motion. Motion approved unanimously.
- Bark/Mulch Replacement: PM Zach Aaron: Playground complete and remaining mulch on hold until April 2022.
- Tree Trimming over Sidewalks: PM Eric Pisconski: Secondary walk through of all original lots, 4 homeowners did not rectify low limbs. One home added to the list. Invoice has been received from VPS and notification of owner responsibility will be sent prior to next meeting. In addition, noticed a street sign missing on 270th. James will request city to replace the missing street sign. Motion was made by Alaina Weimer to approve this project expense, Rina Wollan second the motion. Motion approved unanimously.

- Landscaping Tree Removal/Replacement: PM Alaina Weimer: Quote from Mike at VPS prior to last meeting totaling \$4,532.79 for 22 trees; Birch tree on 27018 229th PL appears that it is going to fall into the street and James will notify the city to discuss removal.
- Landscaping General: PM Kristin Jones: Additional landscaping proposals are in process from the owner of VPS Jason. Our next call is December 14 with the hope to receive a good/better/best set of proposals. The plan will be to evaluate and make a decision on how to move forward after considering the proposals.
- Sidewalks: PM Rina Wollan: Spoke to Desmond at City of Maple Valley, 2 spots were missed and emailed last week. They are waiting for 2022 budget to grind and/or replace the sidewalk. Greater than 2 inch difference replace otherwise grind.

8:20 pm

**Committee Updates:**

- Architecture Committee: Julie Ann Troxler reported no outstanding ACC requests. New ACC form is live on <https://www.meadowsatrockcreek.com/acc-app.html>
- Social Committee: Eric Jones reports no upcoming events, Toy Drive is ongoing until November 30 and may be dropped off at 26919 229th Pl SE. Christmas light voting until December 15 and signs for winners are being designed and tentative approval for the sign expense has been provided by the board.

8:26 pm

**Motion to Adjourn:** *Rina Wollan motioned to adjourn, Alaina Weimer seconded the motion. The motion was approved unanimously.*

8:26pm

*Board went to Executive Session.*

9:32pm

*Board Returned from Executive Session*

9:32pm

*Motion was made to extend Assessment payment due date by 30 days made by Rina Wollan, Zach Aaron seconds to approve. The motion was approved unanimously.*

9:33 pm

*Motion to adjourn Alaina, Rina Second, Meeting is Adjourned.*