

The Ridge at Rock Creek Homeowner's Association Meeting
Board Member's Meeting
Monday February 1st, 2016

Location: Sno-Isle Library in Marysville, WA, in large meeting room.

Call to Order: The meeting was called to order at 6:30pm.

In Attendance: Director/President: Robert Moya – Present
Director/Vice President: Jose Rendon – Present
Director/Secretary: Michelle Brediger - Present
Director/Treasurer: Tom Stoddard – Excused
No homeowners were present.

Agenda

Approval of 2015 Annual Meeting Minutes

-Robert Moya made a motion to approve the 2015 Annual Meeting Minutes, it was seconded by Jose Rendon, and a third by Michelle Brediger. The minutes were approved by all Board members present at the meeting. The meeting minutes will be read at the 2016 Annual Meeting in December 2016. One typo, correction of Brian Goldsmith's last name. Rob will make correction and post minutes to HOA website this week.

Financials List of Unpaid Homeowners dues

-Budget: Reviewed Balance and Profit and loss
-Current account balances: \$48,147.82
-Discussed having Impact sending reminder letters to Homeowners that HOA dues are due. Decided to send one letter per month for 90 days, before sending homeowners to collections. Late fees will access each month.

Current Topics

Update on storm vaults

-Innovac coming out in March. They will be visually inspecting drains in lot front yards.
-Action item: Have Tricia/Impact send out a notification that Innovac will be checking drainage system in front yards, with a photo of a drain. Post dates for inspection on website.

CC&R Garbage Can storage

-Decided to pay a lawyer – put specific language in CC&R so trash can storage is enforceable. We will need to canvas the neighborhood to get enough homeowners to vote. Have Impact get final lawyer estimate to add language to CC&R.

New Topics for discussion:

Schedule for painting fence on 83rd

The fence along 83rd is deteriorating and will need to be primed and painted (versus stained), so if any graffiti reoccurs it can be painted over. It will eventually need to be replaced. Jose estimated maybe two years left on fence.
-Discussed having fence pressure washed first, then painted with an enamel paint. Time frame: summer, so wood is dried out.

- Tricia will need to send letter to homeowners prior to having work done to move plants away from fence and secure pets while work is being done.
- Three bids needed for power washing and staining with line items.

Up keep of lot 99

- Rob is working with Harbor Homes to get maintenance of Lot 99 on a schedule.
- Jose said Harbor Homes was going to put a park on Lot 99 prior to housing market crashing. Pros and cons of a park discussed.
- Rob will ask Harbor Homes what their plans are for Lot 99. Harbor Homes neighborhood in Everett has a park.

Discussion on new rules/posting of examples of yard care

- Reviewed landscape and maintenance document from another HOA in looking to adopt more specific yard care guidelines that can be added to bylaws.
- Come up with ten dedicated points to lawn care, discuss at next meeting.

North 83rd sloped property lots 17 & 18 upkeep

- A lot of people have commented they would like neighborhood beautification extended along 83rd to edge of the development.
- Decided to send letters to homeowners asking if we can hire landscapers to clean up slope and plant low maintenance plants. Discussed options. Will ask homeowners their plans. It benefits everyone to beautify the yard along 83rd. Rob will send letter.
- Decided to keep fine on Lot 17. Allow him to make two payments. Ask Tricia to enforce the fine.

Security topic/ install of neighborhood watch signs

- Post a notice on HOA website that we are looking for volunteers to start neighborhood watch. Would love to see a small group of concerned citizens get together to form a neighborhood watch.
- Any Homeowners interested, please e-mail sec1@ridgeatrockcreekhoa.com to express interest and to get neighborhood watch meetings initiated. Looking for a homeowner outside the Board to run the neighborhood watch.
- Each homeowner is responsible for their own security. Suggestions made to contact Homeowners insurance for ideas on how to protect your home.

Open forum for questions/concerns

- Barking landscape along 83rd. One bid received for over \$9,800. Requesting more line items depicting area being barked, blow in or wheelbarrows, type of bark, more details.
- Requesting Tricia at Impact to secure two more bids before making a decision.
- Approved ACC request on Lot 65. Have Tricia notify homeowner request is approved.
- Mailboxes will be pressure washed this summer.
- Brought up idea of neighborhood party.
- Idea of HOA hiring street sweeper on July 5th.

Set calendar for next meeting: Monday May 9, 2016

Adjournment: The meeting was adjourned at 7:21pm.