

**The Ridge at Rock Creek Homeowner's Association Meeting**  
**Board Member's Meeting**  
**Wednesday May 11<sup>th</sup>, 2016**

**Location:** Sno-Isle Library in Marysville, WA, in small 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 – Excused  
Director/Treasurer: Tom Stoddard – Present  
Impact Property Management: Stephanie Anderson  
No homeowners were present.

**Agenda**

**Introductions**

Stephanie Anderson was introduced as the new liaison for Impact Property Management replacing Tricia Slocum who has moved on to other ventures. Stephanie will work closely with board on monthly site visits and her other assigned duties.

**Financials**

List of Unpaid Homeowners dues

-Two homeowners were delinquent on their 2016 dues. Letter of past due continue to be sent with late fees accruing. One of the homes was going to be listed shortly. We will continue to monitor

**Current Topics**

**Update on storm vaults**

-Innovac has performed the annual vault filter replacement and cleaning which will continue to take place every 3 years. The board will budget a 3 year amount of 4k every year to fund the next replacement in 2019. This project also covers the drains that are in home owner's yards. The board also looked at an annual service agreement which would not save any money to go on.

**CC&R Garbage Can storage**

The letter was mailed to the homeowners regarding changing the CCR to allow for garbage cans to be stored on the side of the house. Ten responses have been received to date and the board decided that the legal verbiage was confusing since the original paragraph was divided into 3 distinct sections. We will send a new letter with included pictures to explain what voting "Yes" and what voting "No" meant. After the deadline in June the board may canvas the area to get all votes in to count. The letter will go out May 23, 2016.

**Follow up:**

**Schedule for painting fence on 83rd**

-The fence along 83<sup>rd</sup> will be primed and painted (versus stained), so if any graffiti reoccurs it can be painted over. The board is looking into who is responsible for the fence section on each lot. The look is maintained by the HOA but the upkeep and replacement is thought to be on each property owner.

### **Up keep of Tract 999 (vacant lot)**

Harbour Homes came in and did a cleanup of the lot. Since that time they have not been back and the homeowner next to the lot called and stated that the growth was moving into their property. We are going to reach back out to Harbour to communicate a schedule for the future and have them keep their lot to the CC&R standard and could they fill in any additional plants. A mention was made of a community garden that will be discussed.

### **Discussion on new rules/posting of examples of yard care**

-This is still on the table and will be discussed at August meeting during the summer. We just want homeowners to mow their lawns and weed their front beds. Once a month, Impact will continue to tour the development. If there are areas of concern the address will be relayed to the board and thus the board will also evaluate and confirm. The reminder letter will be sent to the homeowner and the board **may** follow up with a visual inspection in the next few weeks. We have noticed many homeowners sprucing up their beds and lawns and it looks great.

### **North 83<sup>rd</sup> sloped property lots 17 & 18 upkeep**

Letters were sent to property owners of lot 17 and 18 requesting that they maintain the sloped areas that come off the sidewalk on 83<sup>rd</sup> heading North. The first request was sent to have the areas maintained and the deadline has passed with no work done. A new letter will be generated as there have been requests from homeowners. A new deadline will be set and sent out in June and if the work has not been maintained, the association may considering having the third party landscaping company performing the work and billing the lots for the clean-up. We hope it does not come to this and that the property owners take responsibility for that area that has been confirmed is their property (even though their fence line is at top of the slope next to their house).

### **Open forum for questions/concerns**

-Mailboxes will be pressure washed in June  
-Bella Christa development may start clearing the land North of Walmart this summer.  
\*\*\*Robert Moya is in constant contact with the city and will have additional information on what established buffer areas and trees will be left intact.  
- The board appreciates the stress of losing a pet but we were concerned about the blast of signs that are taped to the lamp posts and mailbox. The board will contact the poster to ask them to remove the posters after the rain hits them. We do not want ads put on the mailbox and ask that homeowners use the Next Door App to post missing pet and other announcements.

**Set calendar for next meeting:** Monday August 8th, 2016

**Adjournment:** The meeting was adjourned at 7:15pm.