

**The Ridge at Rock Creek Homeowner's Association Meeting**  
**Board Member's Meeting**  
**Wednesday May 24, 2017**

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

**Call to Order:** The meeting was called to order at 6:33pm.

**In Attendance:** Director/President: Robert Moya – Present  
Director/Vice President: Jose Rendon – present  
Director/Treasurer: Tom Stoddard –Present  
Homeowners: Jim Hamill

**Financials**

List of Unpaid Homeowners dues

Three homeowners are delinquent on their 2017 dues. Letter of past due continue to be sent with late fees accruing.

**Storm Vault annual inspection**

-Innovac will perform annual storm vault inspection, which is an approved budgetary item in June or July of 2017.

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

Harbour Homes came did perform trimming of the tract this month. We will continue to monitor.

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

Continues to not be addressed by the homeowners to match the community standards. Letter will be sent to homeowners that landscaping company will be brought in if called out areas are not addressed. Cost for this work will be billed to the homeowners.

**Parking Issues on 85th**

Complaints have been received about the parking of numerous vehicles on 85<sup>th</sup> ave. It has been reported that two lots have over the 5 car max that is listed in the CC&R's. Letter will be sent to lots 30 and 31 to address. Lot 30 is up for sale at this time.

**The Reserve Study**

The Reserve study was completed and discussion of the contents will be held at August 2017 meeting when Impact Property Management representative Della will be present to comment on.

**Soil Testing of the Common Rock wall on 83<sup>rd</sup>**

Follow up discussion of Soil testing and the need to do so will be held at the August 2017 meeting. This testing may be needed to support the Reserve Study for the HOA. TBD.

**CC&R Garbage Can storage**

Jim Hamill complained that his next-door neighbors are storing their garbage and recycling cans in front of fence but not against the house since there is a gas meter. The board will send a letter asking the homeowner to store his cans behind the fence line. If they do not comply by end of June, the HOA board may have to kill the existing settlement that has cans against the house in an orderly fashion and enforce all cans out of sight. More to follow.

**Set calendar for next meeting:** August 2017

**Adjournment:** The meeting was adjourned at 7:11pm.