

The Ridge at Rock Creek Homeowner's Association Meeting
Board Member's Meeting
Monday August 8th, 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 – Excused
Director/Treasurer: Tom Stoddard –Present
Homeowners: Jim Hammill, Jim Kelly

Agenda

Current Topics

Financials: Tom Stoddard had some questions from the provided financials from Impact for July 2016. Mentioned was made of our expense to Year to date income/expense ratio. There were expenses for the sewer filter replacement. October 2016 board meeting will evaluate the fiscal budget for 2017 and look at dues staying set at 2016 rates or if an increase is needed. Impact management will be present at that meeting.

North 85th sloped side yards (lots 17/18)

The lots were cleared on these side yards and have established a consistent look. The board will monitor the upkeep of this new look as well as trash accumulation.

Some discussion on tract 996 and road for when work begins on Bella Christa, with a mention of fencing along 87th to separate developments would be helpful. More discussion to follow.

CC&R Garbage Can storage

The board has 30% of the development returned and tallied. The board members have obtained a list from Impact and will be going door to door during late August to follow up with those that did not turn in votes.

Up keep of lot 999

Harbour Homes is maintaining the tract and we are hoping to get a more consistent frequent schedule from Harbour as they have been very spotty on when they come out. It was mentioned that this tract has been rolled into the phase 3 drawings and Bella Christa

Schedule for painting fence on 83rd

Front fence on 83rd has been painted and paid for by the HOA. This will be done every 3 years. Paint was used instead of stain for repair if taggers mark the fence. It is easier to prime and repaint. This was done for a consistent look over tract 997 for appearances. The HOA will not fix or replace the fence, this is the homeowners responsibility and there are some sections that need repair. Letter will be sent to those homeowners reminding them of their responsibility to maintain and repair their fences.

New Topics for discussion:

Discussion on Shingle staining/ Shutters painting process:

There are many houses that have shingles and shutters as part of their elevation plan. Harbour Homes painting contractors did a poor job of applying enough stain during the completion of the house. The board is looking to send letters out in 2017 to those homeowners with shingles and shutters and will evaluate which houses will need attention during that year. A mention was made that some homeowners may want to have a weathered (stress) look to them. This will be taken into consideration with an emphasis of the entire shingle section looking consistent with aging. Letters will go out in February of 2016 and deadlines for completion will be around Labor Day. This will give time for homeowners to paint or hire a contractor to complete the work. Maybe establish a shingle committee.

Lot 64/65 Tree update

The board is working with a homeowner complaint about cypress firs that have been planted close to his property line.

Open forum for questions/concerns

Set calendar for next meeting: October Board meeting to include budget
December Annual meeting

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