

**The Ridge at Rock Creek Homeowner's Association Meeting**  
**Board Member's Meeting**  
**Monday November 7, 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 –  
Treasurer: Tom Stoddard –Present  
Impact Property Management: Stephanie Anderson  
Homeowners: Jim Hammill,

**Current Topics**

**Lot 64/65 Tree update**

The owner on 10/8/2016 removed the four trees on lot 64. These were Leyland Cypress trees that can grow very tall and were located next to the neighbor's fence line. There was communication with the HOA's legal representative on this matter to clarify the HOA's position on ACC items that were installed before the ACC committee was formed. The board thanks the owners of lot 64 for removing the trees at the request of the homeowners of lot 65.

**Front Common Area Lighting**

There is existing lighting in the front common area that was designed to shine on trees and bushes. Some of those trees and bushes have died and some of the lights are pointing at empty space. The original landscaper installed older can fixtures and bulb lights. Some of these fixtures have been vandalized and damaged during snow episodes. The board likes the idea of having lights on the hill for aesthetics and as a possible deterrent for vandalism. We will bring this topic up for discussion at the annual meeting on December 14, 2016. Keep the existing lights, turn the lights off on the hill portion, or put in newer LED lights that could light more of the hill.

**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 85<sup>th</sup> sloped side yards (lots 17/18)**

The lots were cleared on these side yards and have established a consistent look however since that happened during the summer that has been no changes or additions and there is weed accumulation once more. The City of Marysville stipulated that the property lines for both lots terminate at the sidewalk for 85<sup>th</sup>. There was a request from a visiting homeowner that the lines should be re-confirmed. The board will follow up on that.

### **Discussion on Shingle staining/ Shutters painting process:**

There are many houses that have shingles and shutters as part of their elevation plan. The board discussed the shingles and the various houses in the development. There are many different stages of aging in the development going into 2017. The board will work with Impact management to remind homeowners to continue providing painting and staining maintenance when needed.

### **CC&R Garbage Can storage**

The board has 38% of the development returned and tallied. The board members have obtained a list from Impact and will be send one more ballot to the homeowners that have not voted. This will be discussed at Annual meeting.

### **Review Study**

The board requested a review study to be conducted in 2017 for the HOA future liabilities and expenses for the development for the next 10 years.

### **2017 Budget**

Discussion on 2017 preliminary budget and 2016 expenses including common area fence painting, bark installment, and Innovac storm drain maintenance. It is likely that the 2017 HOA dues will be increased 40.00 per household from \$290 to \$330. This increase is to cover the annual maintenance from year to year of the storm drain system. This will be explained at the annual meeting in December. We had no increase in 2016.

### **Annual meeting 2016:**

Notice will be mailed out as well as posted on the website for December 14<sup>th</sup> annual HOA meeting. Yard signs will be created to announce the date to homeowners. Two positions are up for vote for 2017. Meeting to be held at Marysville Getchell HS at 7pm. Time was changed to get more attendees.

**Adjournment:** The meeting was adjourned at 7:25pm.