

The Ridge at Rock Creek Homeowner's Association Meeting
Annual Homeowner's Meeting
Tuesday, December 8, 2015

Location: Jennings Park Barn meeting room.

Call to Order: The meeting was called to order at 6:05pm.

Jose Rendon and Rob Moya welcomed everyone and thanked them for coming. Rob Moya is filling in as President, as Brian Goldsmith stepped down when he sold his house. The positions of President, Treasurer and Secretary are open and will be voted upon at this meeting.

In Attendance: Director/President: Robert Moya – Present
Director/Vice President: Jose Rendon – Present
Director/Secretary: Unfilled position
Director/Treasurer: Unfilled position
Tricia Slocum, Director of Association Management
Tiffany with Impact Property Management
Guest speaker: Jake Wenzel, City of Marysville Public works
There were 18 homeowners present representing 17 homes in the association. (I need the attendance sign-in sheet to verify).

Establish Quorum (26 needed): Tricia Slocum, Director of Association Management with Impact Property Management, stated a quorum was not present, however, a quorum is not necessary to approve the budget. The budget can be approved by a majority of those in attendance. It was unanimously voted to proceed with the meeting.

Agenda for meeting is as follows:

Introduction of Board Members and Impact Property Management:

Tricia and Tiffany came to see how the annual meeting runs. Any time a homeowner has questions or concerns about the HOA, reach out to her, and she is more than happy to help.

Review of Previous Meeting Minutes: Robert Moya, presiding President, read the last Annual Homeowner's meeting minutes from 12/9/2014. A motion was made and seconded to approve the minutes as read. A vote was held and the minutes were approved unanimously by homeowners and the board present.

Guest Speaker – City of Marysville: Jake Wetzal, Public Works Department, Street Department, came to address street sweeping concerns. He was invited to the meeting by Michelle Brediger, who requested to have set dates for street sweeping so that homeowners can be notified of dates and clear the neighborhood of cars parked on curbs for more efficient street sweeping. Jake explained The City of Marysville currently owns and operates three street sweepers. The city is divided into six zones, The Ridge at Rock Creek Neighborhood is in Zone Two. Each zone is scheduled to be swept four times a year. Zone Two is scheduled to be swept

in March, May, September and December. Jake Wetzel will meet with Paul Kinney, Director of Streets, and see if they can pin down some dates to sweep our neighborhood. In the meantime, citizens are always welcome to call Public Works to request street sweeping on an as-needed basis, like after the Fourth of July, an accident in front of their house or big storms. He encourages people to call if they are having issues.

There are three things homeowners can do to prepare for street sweeping:

1. Remove/re-park all vehicles or trailers parked on the street.
2. Remove garbage cans or other obstructions.
3. Trim low-hanging tree branches so they do not scape the street sweepers.

Jake stated he is interested in hearing HOA members concerns and taking them back to his boss to discuss. A question was asked if our neighborhood was swept four times last year. He said no, due to unexpected storms and project clean-up, they fall behind on the schedule.

A question was asked about the last storm and the area on 83rd north of the monument. Who cleaned that up? Jose Rendon answered that we paid for landscapers to come clean it up in our area of responsibility. The City of Marysville swept the road.

It was stated that Harbor Homes used to landscape areas to draw people in, then stopped maintaining the landscaping once the neighborhood of homes was sold. Trees were planted near the model homes and not continued thru the neighborhood.

A concern was raised about homeowners overstuffing trash cans, birds picking the bags open, and trash left in the street after the garbage trucks come. It was suggested this issue be addressed with individual homeowners and give them resources to get a bigger trash can if necessary.

A member requested we could get on the street sweeper schedule for July 5th. Jake suggested this may not be an issue if Fireworks ban takes place.

A member asked who owns land between our neighborhood and Walmart. Concerns about homeless camps. The City of Marysville Police Department is trying to keep these camps cleaned up and out of Marysville. A member asked a question about the City of Marysville making an agreement with Walmart to not allow overnight campers in the parking lot. Jake could not comment on this and suggested to call the City of Marysville for further clarification.

Other concerns raised during this time were parking issues within the neighborhood. People are parking in our neighborhood on corners. Member asked if someone could come out on a typical day and see parking patterns in our neighborhood to see if people are parking illegally, too close to corners and stop signs, or on corners. On the corner of 86th AVE NE and 70th AVE NE there are cars being parked on the corner. It makes it difficult for school buses and vehicles pulling trailers to get around the corner.

Jake Wetzel suggested we call Deryck Mcleod, Code Enforcement Officer, or Dave Vasconi, Parking Enforcement with Marysville Police Department. On the City of Marysville website there is a form to file code enforcement violations.

A member stated she filed a code violation complaint earlier in the year about a vacant house in our neighborhood (in Rock Creek HOA). There was a foul odor coming from the house in the summer. Two police officers came to check out the house. Nothing could be done as the bank letters were on the door and police said there were no code violations.

A member asked about painting curbs red near fire hydrants so people are reminded not to park near fire hydrants. Jake said the City of Marysville does not paint curbs anymore. He suggested to call the police if you see someone parked in front of a fire hydrant. It is still illegal to park in front of a fire hydrant.

A member asked if parking over a side walk is a code violation. Jake said that is correct. It is against City of Marysville code for cars to block sidewalks.

Jake left some of his business cards and encouraged people to call him with any questions or concerns.

2015 Financial Report: Tricia called everyone's attention to a double-sided financial handout given at the meeting. She explained the expenses and answered questions. Total income for the year, before a transfer from a second checking account we have, was about \$32,000 for dues income, late fees, fines. All the expenses for the year were pretty standard: landscaping, management, utilities (backflow testing, water for irrigation system), insurance, office expenses. Net income for the year was \$1,090. Two homeowners were in collections last year. This year same two homeowners were in collections. One homeowner recently brought their account current, paying \$2000. This will bring net income for the year to about \$3100. This money will be transferred into reserves for future repairs. Current balance as of today: checking account balance: \$22,974.94, savings/reserve account balance: \$25,378.59. Tricia states reserves are very well funded and we will continue to save for "rainy day projects."

A member asked a question about what reserve monies would typically be used for in an HOA. What kind of "rainy day projects" is she referring to. Tricia explained that expense we may not be aware of that as an HOA we are responsible for:

1. Along 83rd, long wooden fence will need to be replaced, painted and that will be very expensive.
2. HOA monument repairs, maintenance.
3. Retention/drainage vaults maintenance.
4. Post-office boxes replacement.

A member asked if the retention vault was the responsibility of the City of Marysville. Tricia stated that it is not the responsibility of the City of Marysville. The City of Marysville inspects the retention vault annually and tells the HOA what maintenance/repairs/replacements need to be done. We got a report this year. Jose Rendon said we got three quotes this year to have maintenance done. The quotes ranged from \$12,000 to \$22,000. Innovac is the company who gave the quote for \$12,000 and they get fantastic reviews. It was recommended we have the maintenance done in the spring. We hope to come up with a maintenance plan to keep cost down and make sure it is taken care of. The advantage of the HOA handling this cost is we can choose the company who does the work. If we do not take care of it, the City of Marysville may hire the highest bidder and have the work done and pass the bill off to homeowners in the form of an assessment. Innovac will come out on a biannual basis and inspect the vault with the intention of staying ahead of the game, such as taking preventative actions to prevent damage in the future. Board members plan to be present during the inspection and photo document.

A question was asked in our insurance covers concrete cracks in the drainage vault.

Tricia will look into what seven natural disasters are we covered for under our HOA insurance and if the drainage vault is covered.

The annual dues for 2015 were \$290.00 and we are proposing to keep them the same. Last year members were promised a refund if the legal costs (for the boat issue) were less than the increased dues last year. Legal fee estimates were \$23,000, but only \$4,000 was spent. The remaining \$19,000 is still in the account. A member thought we were going to be refunded the money if not spent. Tricia explained we were going to reduce the dues, but the HOA became aware of the cost of maintaining the drainage vault, (at \$12,000), which is equaling out the cost of increasing the dues. A portion of money collected for legal fees will go into reserve account, and a portion of that money will go toward paying to maintain the drainage vault. The cost cancelled each other out. The proposed 2016 budget that was mailed out did not have the 2016 dues listed. Tricia apologized that was an error and that a blank spot should have said \$290.00.

The Ridge at Rock Creek Neighborhood has public streets, so The City of Marysville is responsible for maintaining our roads. We do not have a park, so no expense there.

It was discussed if the area along 83rd north of the monument could be maintained by landscaping. It would be nice to have the continuation of the look carried to the edge of the development. The new landscaping company is doing a great job. They did a great job cleaning up after the last storm. They were out the next day and hauled away a lot of debris.

Rob Moya plans to draft a letter to Harbor Homes and the City of Marysville to clean up Lot/Tract 99, which is vacant because it is too small to build a house on. We would like to get it cleaned up and maintained to the standards of our neighborhood. Harbor Homes does not pay HOA dues on Lot/Tract 99. There has been talks about making it a park. We want Harbor Homes to take responsibility for keeping it cleaned up and maintained.

Tricia welcomed members to ask questions and reach out to her at any time if they want a copy of the HOA financials. A motion was made to approve the 2015 financials. A vote was held and it was approved unanimously by members present at the meeting.

2016 Proposed Budget Review & Vote: Tricia welcomed questions. Line items are very similar to 2015. An addition was made to the budget for storm drainage vault maintenance. Water budget was increased for landscaping.

A member asked a question about seeing the quotes. They will be posted to the website. Rob Moya said the website has been recently updated. The HOA website home landing page now has a photo of "The Ridge at Rock Creek" monument. He hopes to have meeting minutes up to date on the website. A copy of the letter from the City of Marysville about the drainage vault can be posted to the website. Rob plans to work with Luis, webmaster, to clean up the HOA website. Rob had discussed with Brian Boles if webmaster was being paid. He currently is volunteering and likes doing the work. It was suggested we could give Luis a gift for volunteering to be the webmaster. Everyone at the meeting agreed to give a gift of \$200 to the webmaster, that way it is built into the budget in case he moves. The money will already be allocated in the budget.

A motion was made to put the 2016 Budget as it stands to a vote. It was approved unanimously by everyone present at the meeting.

CC&R Amendments – Garbage cans. At the last meeting the trash can issue was brought up. The Board of Directors have discussed it and tonight we would like to bring it up for a vote. A lawyer will need to be hired to amend the CC&R to make sure it is legal and the wording is correct. A vote is proposed to approve trash cans to be allowed to be on the side of the house, trash cans cannot be overflowing, trash cannot be on the outside of the trash cans, and trash cans can only be viewed from one side of the house. A member brought up the letter that went out for fines and it also included violations in lawn care. He suggested we also have lawyer amend CC&R to more specifically address lawn care. Tricia states our CC&Rs are very vague about lawn care. She states we do not need to hire a lawyer to amend the CC&R regarding lawn care. The Board of Directors can put together a clarification to the Rules and Regulations listing more specifically lawn care requirements, and mail it out to homeowners and post it on the website. Members expressed a desire to have rules enforced consistently and not pick and choose which rules are enforced.

Impact Property Management will drive through the neighborhood once monthly for inspections and report to the Board of Directors.

A member expressed that Harbor Homes had promised parkway trees to be planted throughout the neighborhood. Some members expressed that homeowners are responsible for sidewalk damage caused by tree roots, therefore, they don't want a parkway tree in front of their house because they don't want to be responsible for sidewalk damage. Tricia stated that in the City of Monroe, the city is only allowing certain species of trees to be planted along parkways and a root barrier box must be used to prevent sidewalk damage. The root barrier boxes are about \$250.

Everyone was in agreement that we would like to hire an attorney to amend the CC&R in regards to trash can visibility. A vote will be mailed to homeowners before it can be approved officially. Rob plans to go door-to-door to encourage homeowners to vote.

Tricia estimated that 30% of the homes in our neighborhood are rentals. There are 101 homes. Tricia has a lot of off-site addresses for homeowners that are renting their homes. We want to encourage everyone to vote.

Rob shared that out of the goodness of his heart he took it upon himself to edge the parkway lawn of a lady's house as it was growing 7 inches onto the sidewalk. He wanted to help her out to avoid future fines.

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.

There is a question if the "Rock Creek" HOA dissolved. Maintenance of their common areas is declining. Tricia said that usually what happens is if City of Marysville had to take care of common areas that the HOA is not, those costs would be billed back to those homeowners in a special assessment.

Rob has been working with an advocate from the City of Marysville to ensure the natural tree buffer will remain intact when Harbor Homes builds the townhomes behind Walmart. Construction of 142 units of townhomes is slated to begin in April 2016.

Election of officers (3 positions open): Jose was voted onto the board in a regular term in an election last year, so he has two years remaining on his term. Brian Goldsmith sold his home and stepped down as president. Rob Moya was appointed by the Board as an interim president until the annual meeting. A letter was mailed asking homeowners to send in their information if they would like to be on the Board. Nominations were received by Michelle Brediger, Tom Stoddard and Rob Moya. An invitation to homeowners present to be voted into a seat was given. David Christiansen asked to be on the ballot. Elected Board members will decide amongst themselves who will serve in which board position. Ballots were distributed. One vote allowed per lot. Tricia and Tiffany with Impact Management collected and tallied the vote. Results: Rob Moya, Tom Stoddard and Michelle Brediger were elected by members present at the meeting. Board members can stay after the meeting tonight to choose a date for the upcoming board meeting in January 2016, which will be distributed to homeowners, and decide which position each board member will fill.

Homeowner Questions & Concerns: Rob Moya addressed the parking issue. The number of allowed cars per lot is not enforceable. A member asked how many adults are to be allowed in one house, which creates a multitude of cars. Members are having trouble with their neighbors parking on their driveway overlapping the sidewalk. Rob explained that it would be a nice courtesy for people to utilize their garages and driveways for parking their cars before parking on the street and to be courteous to your neighbors.

It is requested to update the website and keep it current.

An Architectural Control Committee will be created. At the next board meeting an ACC can be created. Accepting volunteers for the ACC. Getting more community involvement is encouraged.

It was suggested to have a neighborhood party to get to know each other. Dave Christensen shared he was encouraged by the service Rob Moya gave to a neighbor. There are a lot of good people in our neighborhood. We all need to look out for each other with increasing crime in the area.

Continuing concerns about dog feces not being cleaned up by pet owners.

Adjournment: The meeting was adjourned at 8:53pm.