

The Ridge at Rock Creek Homeowners Association
Annual Member's Meeting Minutes
December 9, 2014

Call to Order – The meeting was called to order at 6:39pm.

In Attendance - Director/President: Brian Bowles - Not present

Director/Vice President/Treasure: Brian Goldsmith

Director/Secretary: Manya McFarlane

Impact Management Co. Representative: Tricia Slocum

There were ten additional members present representing seven additional properties, for a total of nine properties represented.

Introductions- The board members present each introduced themselves and stated what role they have on the board. Tricia Slocum also introduced herself as our representative from Impact Management.

Establish Quorum – Quorum was not met. This was addressed with the members present, and a unanimous decision was made to continue with the meeting even without the quorum. Quorum was not needed to approve the budget. There was further discussion regarding no quorum in regards to calling a special meeting later in hopes of having a quorum so that more of the membership can be informed.

Approval of Last Meeting Minutes- The minutes of the 2013 annual meeting were read aloud by Secretary Manya McFarlane. A motion was made and seconded to approve the minutes as read. A vote was held, and the minutes were approved.

President's report – Brian Goldsmith presented the president's report because Brian Bowles was not present. Mr. Goldsmith first thanked the other board members for their service this past year. He then spoke about the activities of the board during the past year. He mentioned that our past president Allen Smith left the board in February for personal reasons, and that Brian Bowles was appointed as the new board member in March. Brian spoke about the money that was put aside to address security issues. He spoke about the security issues we have had on the front section of the development and some of the things we have looked into to try to solve the problems. The following things were mentioned; Putting up a fence around the area- not cost efficient. Having security camera installed- not cost efficient and legal issues regarding privacy. It was determined at this time that the most cost efficient method of dealing with the vandalism of the property on the frontage is to repair as needed. He spoke about the ACC having approved several projects this year, and that the ACC guidelines are posted on the website.

2014 Financial Report- Trica gave a financial report regarding the Association's expenses for the previous year and the current balances with the Associations Columbia account which is managed by Impact. There was a question regarding how many homeowners still owe for last year. The answer was two. There was a

question regarding the fees paid to Impact. Trica explained the line items for all impact chargers.

Treasurers Report – Brian presented information regarding the statuses of the Homeowner’s association’s accounts. He gave balance information, discussed expenses for the past year, and spoke about the balance and purpose of the Reserve account. He stated that the Reserve account is currently covered above required amount and we would therefore not be putting any money in the reserve account this upcoming year. He then presented information on the currently proposed budget and talked about the reasoning that went into developing the budget. The floor was opened for questions and discussion. There was a question regarding the proposed legal fees. Brian explained that we have a pending legal action against a homeowner for a violation of the CCRS. It was stated that if the action is not needed there will be a credit to the homeowners for the 2016’s dues. There was a question regarding why the dues fluctuated yearly. This question was address with the statement that the budget is based on yearly expenses, and they fluctuate. There was a question regarding what we currently pay for landscaping services, and whether there was a less expensive service provider for this service. It was discussed that we have had cheaper proposals, but they were not credible. There was some discussion as to what area’s actually belong to the association and are the association’s responsibility. There was some discussion of the possible security matters that had been looked into during this current year and why they were not implemented. A motion was made and seconded to call for a vote on the budget. The budget was ratified with a vote of seven for and two against.

Call for nominations: There were two directors’ seats for the board that were up for election. Trica announced that there was one nomination sent in by Dave Christian, and asked if there were any other nominations from the members present. Kevin nominated himself, Jose Rendon nominated himself, and Manya McFarlane nominated herself. Each nominee was allowed to address the membership. A vote was taken via secret ballot and Jose Rendon and Manya McFarlane were voted in for the two open directors positions.

Open forum –

- There was discussion regarding a need for more communication from the board.
- A communication committee was suggested as a way to address this concern.
- There was a concern regarding the legal action being taken against a homeowner. The homeowner stated that he was not in violation of the CCR’s.
- He also expressed a concern regarding the letter that was sent to the membership in regards to the wording of the CCR’s and the interpretation presented in the letter.

Next meeting- The next board meeting was tentatively set for Jan. 12, 2015. A letter will be sent to the membership when this date is confirmed.

Adjournment- the meeting was adjourned at 8:12pm.