

The Ridge at Rock Creek Homeowner's Association Meeting
Annual Homeowners Meeting
Thursday December 14th, 2017

Location: Getchell HS Commons area

Call to Order: The meeting was called to order at 7:04 pm.

In Attendance: President: Robert Moya – Present
Vice President: Jose Rendon – Present
Impact Property Management: Della Clement and Maria Bland

Homeowners: There were 3 lots represented by their owners and
1 proxy was carried

Establish Quorum (26 lots needed): Quorum not established

Introduction of Board Members and Impact Property Management:
Robert Moya, Jose Rendon, Della Clement, Maria Bland

Review of Previous Meeting Minutes: The Minutes of the 2016 meeting were distributed for the attendees for review.

Year in Review

Robert Moya presented a review of events for the year of 2017.
4 HOA meetings were held during 2017

2016 Financial Report

Della Clement presented the financials that included:
All 102 lots paid the dues for 2017
4 lots have outstanding fines not paid at a total of 375.00
80 letters were sent out as correction notices. 52 of the letters were corrected. 27 late fees were reversed and the owners were not charged.

Storm Sewer Maintenance Update

The filter vaults were inspected in June of 2017 and are in compliance. The HOA was not charged for the inspection visit. The filter will be inspected in 2018 and replaced in 2019.

Reserve Study

The Reserve Study has been completed and is posted on the RRC Website.

2018 Proposed Budget Review & Vote

Dues were decreased from \$355 in 2017 to \$325.00 in 2018.

Breakdown of annual dues
45% or \$160.00 goes into maintenance and utilities
38% or \$127.64 goes to administrative and property management fees for the HOA
12% or \$45.00 goes to 3 year Storm Drain reserve (this will be earmarked and not accessible)
5% or \$16.00 goes to insurance.

Payments will be split again this year with first installment dues January 2018 and second installment due in March 2018.

Note: The 2018 budget was not approved by the homeowners in attendance but by lack of quorum, the budget was then approved by the board of directors.

Election of 2 vacant board positions for 2018

Homeowner's were asked if there were any volunteers to serve. There were no volunteers. The positions will remain open.

The board thanked Tom Stoddard for his service as Treasurer in 2017.

Garbage Can CC&R revision Impasse

Impact Property Management will conduct canvassing for all lots that have not voted in 1st quarter of 2018.

Parking Issues on 71st and 85th ave

School buses has issues with getting up the hill and turning around. Letters were sent out to owners about vehicles on the street. The corner of 71st and 85th will be monitored for vehicles parking on the corner as well as other vehicles.

Adjournment: The meeting was adjourned at 8:05 pm.