

The Ridge at Rock Creek Homeowner's Association Meeting
Annual Homeowners Meeting
Wednesday December 14th, 2016

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
Treasurer: Tom Stoddard –Excused
Impact Property Management: Stephanie Anderson

Homeowners: There were 10 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, Stephanie Anderson. Tom Stoddard was excused.

Review of Previous Meeting Minutes: Robert Moya, presiding President, read the last Annual Homeowner's meeting minutes from 12/8/2015. A motion was made and seconded to approve the minutes as read. A vote was held and homeowners and the board members present approved the minutes unanimously.

Year in Review

Robert Moya presented a review of events for the year of 2016. This will be posted on the website along with tonight's minutes and Storm Sewer Presentation.

2016 Financial Report

Stephanie Anderson presented the financials that included figures on dues received (\$29,580), late fees collected for annual dues (\$1,760) and violation fines (\$310).

The bark was replaced in the common area, Repair and Painting of the fence along 53rd, trees removed from storm damage, and other repair and upkeep items.

Other line items on the profit and loss statement included Impact's services to the association, taxes and other maintenance. There is 10,000 in a savings account

Comments of concern from individual attendees were shared regarding the costs of the dues, expenses for website, Impact Managements fees and not being able to vote for utilizing their services. The board exercises the right to hire a management service under the CC&R's.

Communication utilizing email and other methods were suggested rather than US mail was requested. Impact and the board will follow up.

Storm Sewer Maintenance Update

Robert Moya presented a briefing on the Storm Drain Maintenance requirements for the development. This will be posted on the website for informational purposes.

The board has added annual funding of \$4,670 from annual dues that will pay for the filter replacements every three years. The catch basins off the street will be maintained by the City of Marysville every 4-5 years. 12% of homeowner's annual dues go to the maintenance of the system.

Comments of concern from individual attendees were shared about how this responsibility was given to the homeowners. The city also charges homeowners for sewer and why does that not cover the filter portion of the sewer chain.

Reserve Study 2017

Jose Rendon presented the boards desire to conduct a reserve study in 2017 for future expenses that fall under the responsibility of the HOA. An initial reserve study was done in November of 2012. This original study done by Reserve Solutions covered only the main common area (fences), mailboxes, and monument with reserve dollar figures. It did not include the Storm Drain system in that original reserve study. The board will bid the process to get an updated reserve study. Currently the bid presented is at \$995.00. Replacement of the fence line on 83rd will be up to the individual homeowner and they will have to match the existing look per ACC guidelines and the appearance of the common area.

Comments of concern from individual attendees were shared that the current bid is low to what the needs of the development require. The common rockery wall should be included in the study (it was evaluated on the 2012 reserve study but no budget amount was given by Reserve Solutions). Is that rockery covered by HOA insurance? TBD by the board and Impact Management

2017 Proposed Budget Review & Vote

Dues were raised from \$290 in 2016 to \$355.00 in 2017.

Breakdown of annual dues

41% or \$148.00 goes into maintenance and utilities

40% or \$143.00 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)

4.5% or \$16.00 goes to insurance.

The board will instruct Impact to split up the payments with first installment dues January 2017 and second installment due in March 2017.

Comments of concern from individual attendees were shared that the budget is too tight and that it doesn't allow for inflation of costs for needed services in the upcoming year. Other homeowners were concerned that the proposed amount is too much based on their financial situations.

Comment was added that dues in 2014 were \$350.00 and were lowered in 2015.

Note: The 2017 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 2017

Homeowner's were asked if there were any volunteers to serve. There were no volunteers.

Jose Rendon's 2 year term is up. Jose was nominated for another term. Jose was approved for another two year term as Vice President.

Garbage Can CC&R revision Impasse

Canvassing will commence in spring for those that have not submitted ballots. To date we have 40 out of 104 houses that have replied.

Adjournment: The meeting was adjourned at 9:12pm.