



ROCKY CREEK

PROPERTY OWNERS ASSOCIATION

(UNAPPROVED)

FY15 ANNUAL MEETING MINUTES

Date: April 29th, 2015

Location: HEB Fairfield Market Community Room

Attendants:

Denise Murtha, President
Rick Cummins, Vice President
Danielle Malinowski, Treasurer
Laura Tijerina, Secretary
Jim Hoover, Property Manager
Members, Rocky Creek Property Owners Association, Inc.

- I. **Call to Order** - 6:30p
- II. **Quorum** - 12 lots represented, a quorum was present.
- III. **Approval of Previous Annual Meeting Minutes** – Chad motioned to approve; Ryan seconded. All approved.
- IV. **President’s Report** – the president welcomed members and introduced the Board.
- V. **VP’s Report**
ACC Committee Report – 4 plans have been approved to start. A compliance process has been implemented to make sure builders comply with the rules and regulations and ensure residents are not impacted negatively.
- VI. **Secretary’s Report**
Current Member Update – Since last year’s meeting, 31 new owners have been added to the roster. 3 properties are currently listed for sale.
- VII. **Treasurer’s Report**
The treasurer presented the FY2014 Financial Report and the FY2015 Projected Budget Report.
- VIII. **Property Manager’s Report**
Lake Improvements – Erosion repair has been done. New bids have been obtained; it will cost approximately \$18,000 to repair the back area by Quadvest.

Entrance – There are no longer property owner codes, only vendor codes. Gate remotes are available for purchase through Jim Hoover.



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VIX. Magnolia Property Management

Magnolia Property Management was introduced, along with their contact info and hours of business.

VIII. Current Business

- a. FY15 Mowing Guidelines – property inspections will occur at the 1st of month. Ditches and edging included. \$150 to be assessed for lots not mowed. 3 consecutive forced mows will result in a certified letter.
- b. FY14 Accomplishments – Entrance lights, consistent mowing process, property value increase, Lake improvements, management company hiring, builder compliance audits, updated ACC packets.
- c. Community Updates – 290 expansion continuing, Grand Parkway construction, Kroger and Memorial Hermann construction at Fairfield Market, Daikin Industries campus in Waller, real estate values increasing in Cypress and beyond.

IX. New Business

- a. Lake Improvements – Regular maintenance needed at lake; 2 erosion repairs needed.
- b. FY15 Goals –
 - i. increase property owner engagement
 - ii. repair erosion spots
 - iii. evaluate third party contracts
 - iv. evaluate deed restrictions
 - v. increase annual assessment
 - vi. survey south property line
 - vii. repair east fence
 - viii. increase Annual Assessment
- c. Committee Signups – the following committees have been suggested. Members were encouraged to sign-up.
 - i. Deed Restriction
 - ii. Social
 - iii. Community Outreach
 - iv. Lake
- d. Volunteer Day – will be May 16th, 8:00am

X. Open Forum

- XI. Adjournment** - Laura motioned for adjournment; seconded by Janice A. Meeting adjourned at 7:21p.