



**ROCKY CREEK**  
PROPERTY OWNERS ASSOCIATION

**Board of Directors Meeting  
Minutes  
July 2015**

**Meeting Date:** Thursday, July 9th

**Time:** 6:00p

**Location:** Murtha Home

**Meeting Attendants:**

Denise Murtha, President  
Rick Cummins, Vice President  
Danielle Malinowski, Treasurer  
Laura Tijerina, Secretary  
Jim Hoover, Property Manager  
2 Property Owners

- I. Call to Order** 6:08p
- II. Quorum** – A quorum was present.
- III. Property Owners Forum** – 2 property owners were present and allowed to speak.
- IV. Approval of Previous Board Meeting Minutes**
  - a. April Minutes – appvd.
  - b. June Minutes – appvd.
- V. Actions Between Meetings**
  - a. Voted to discuss committees at July board meeting
- VI. Presidents Report**
  - a. Executive Session – will be done at this meeting.
  - b. Reports vs Current and New Business – Denise explained the difference as reports concern completed and approved items; while current and new business is either ongoing, or new items.
- VII. Vice President's Report**
  - a. Architectural Control Committee
    - i. Audits – no fines have been issued yet; weekly audits will continue while building is in progress.



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- ii. Approvals/Requests – all items have been turned in on last request
  - iii. Current Builds - 5 in progress.
  - iv. Issues/Concerns – some members continue to be concerned that trash and debris be properly addressed by builders.
- b. Deed Restriction Committee – to be discussed in Executive Session.

## VIII. Secretary

- a. New Member Report - 1, blk 2, lot 21 (Bazan to Castlerock).

## IX. Treasurer Report

- a. Financial Report – Danielle to e-mail

## X. Property Management Report

- a. Keypad + Gate - Motherboard – replaced; hit by lightning
- b. Lake area – has been mowed
- c. Mowing audit – has been done (Denise).

## XI. Current Business

- a. Annual Meeting Minutes – board to respond by next meeting
- b. Committees – to be discussed
- c. Erosion - 1) between Denise & Jim; 2) Quadvest) at this time cannot afford the larger expense. Jason has offered to repair. Jim to discuss with Jason for quote for Quadvest repair. \$6000 quote for section between Denise & Jim. Suggested to add orange fencing around the area near Quadvest for safety. All board approved. Rick to measure and pick up fencing.
- d. East Fence Repair – agreed that letter to be sent to the appropriate owners with fence repairs needed. Bids will still be obtained by Jim.
- e. Review 2015 Goals – increase owner engagement, repair erosion, remove Deed Restriction committee, increase Annual assessment, repair East Fence.
- f. Misc – none.

## XII. New Business

- a. Budget Revision – due to erosion repair
- b. Vendor Management – review 3<sup>rd</sup> party vendor contracts, Denise to review Property Management contract for possible renewal.
- c. Directory – pass on to Community Outreach committee for review.
- d. Communication Methods – we currently have a phone alert for existing homeowners, and mailchimp and a Facebook page for all owners.
- e. Pond Stocking – Ryan to schedule.



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- f. Deed Restrictions – Denise reiterated that all homeowners are expected to follow Deed Restrictions.
- g. Next Meeting – 8/13 at Danielle Malinowski’s.
- h. ACC Audits – will continue weekly.
- i. ACC review (at end of Exec Session) Keypad entries done by Denise. Only homeowners will be entered. Commercial owners (builders) are not to be given remotes or codes once home is complete.
- j. Misc – none.

### **XIII. Executive Session**

*The Board may convene an Executive Session, as needed, to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communications or other confidential information as allowed under Texas Property Code section 209.0051.*

Discussed committees and deed restriction violations. A letter will be sent regarding a deed restriction violation. Prospective committees chairs will be notified via e-mail.

### **XIV. Adjournment – 7:44p**