



ROCKY CREEK
PROPERTY OWNERS ASSOCIATION

**Board of Directors Meeting Minutes
December 2014**

Meeting Date: Tuesday, December 2nd, 2014

Time: 6pm

Location: Murtha Home, 13510 Rocky Creek Estates Drive

Meeting Attendants:

Denise Murtha, President

Rick Cummins, Vice President

Lynn Cummins, Treasurer

Laura Tijerina, Secretary

Jim Hoover, Property Manager

Property Owner – Danielle Malinowski

- I. Call to Order – 6:05p**
- II. Quorum** - A quorum was present.
- III. Approval of Previous Board Meeting Minutes**
 - a. June Minutes – tabled.
- IV. Actions Between Meetings**
 - a. Special Assessment – is needed to address erosion issue at lake.
 - b. December meeting – Board voted to meet December 2nd, 2014.
 - c. Bee Extermination – Completed.
 - d. ACC – Number of builds – Board voted to adopt ACC policy that only 2 spec homes can be built per builder at any one time.
- V. Presidents Report** (see Current Business).
- VI. Vice President’s Report**
 - a. Architectural Control Committee
 - i. Approvals/Requests - 2 requests completed, but no plans submitted
- VII. Secretary**
 - a. New Member Report – both Infinity spec homes sold, 1 closed this week, one closing later.



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VIII. Treasurer Report

- a. Financial Report – Not available at meeting date. \$27,000 balance. Approx 20 owners delinquent...mostly mowing assessments. 2 properties have liens....(\$2,000/3,000). Laura to research mortgage and whether taxes are paid.
- b. Transitioning of ATT & other bills to new bank via management company.

IX. Property Management Report

- a. Entrance Fence – repaired.
- b. Bees – exterminated.
- c. Last Mowing was October.

X. Current Business

- a. Erosion – Donnie to get bids.
- b. Special Assessment - \$100.00 Letter to state: reference to Special Assessment in By-Laws, explain why repair needed (drainage will be affected). Denise to draft letter.
- c. DR Violation – need to determine if letter has been sent by management company.

XI. New Business

- a. Treasurer – Lynn Cummins interested in transitioning out of Treasurer position. Danielle Malinowski has expressed interest in taking the position. Board voted to accept Lynn's resignation, and approve Danielle as replacement.
- b. Lots being sold – Block 2, Lots 17 & 18.
- c. Mowing Violations/Guidelines – per management company, 30 days need to be given to correct issue. Denise to check date of last letter. Moving forward, 30 days notice to be given. Management has suggested that the mowers for maintenance and mowers for violations should be different vendors.
- d. Misc – Board voted that meetings shall be moved to 1st Thursday of the month, except January 2015. Next meeting to be at Rick Cummins' residence.
- e. Annual Meeting Date – April 22, 2015. Laura to book HEB Community Room. All in favor.
- f. Transfer Fee – Effective 12/3/14 to increase to \$175.00. \$25.00 to go to management company, \$25.00 to go to Homewise docs. Remainder to HOA.
- g. Gate Codes – all codes to be changed effective immediately.
- h. December Christmas Meet & Greet – December 14th – PM. Denise to contact Janice Anderson for arrangements.

XII. Executive Session – none.

XIII. Adjournment – Rick motioned to adjourn; all approved. Meeting adjourned at 7:23p.