



ROCKY CREEK

PROPERTY OWNERS ASSOCIATION

FY14 ANNUAL MEETING MINUTES

Date: Wednesday, April 23, 2014

Location: H-E-B Fairfield Market Community Room, Cypress, TX 77429

Meeting Attendants:

Denise Murtha, President - PRESENT
Rick Cummins, Vice President - PRESENT
Lynn Cummins, Treasurer - PRESENT
Laura Tijerina, Secretary - PRESENT
Jim Hoover, Property Manager – PRESENT
Donnie Kramer, Magnolia Property Management
Members, Rocky Creek Property Owners Association, Inc – 10 PRESENT

- I. **Call to Order** - Meeting was called to order at 6:31pm.
- II. **Quorum** - 10 owner members were in attendance; a quorum was present.
- III. **Approval of Previous Annual Meeting Minutes** - John Anderson motioned for approval; Arlan Anderson seconded; all approved.
- IV. **President's Report** – Denise Murtha welcomed all attendants.

Vacancy of Board member Livia Hernandez was discussed. She sold her lot in December 2013, therefore creating a Board vacancy. Board voted in Lynn Cummins as Board member.

V. VP's Report

- a. A lake gate was installed for security purposes.
- b. Infinity Classic homes has paid their fees to begin construction on 2 lots. To-date, construction has not begun. 1 new home is almost complete. Another set of plans has been approved, but no fees have been received.



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VI. Secretary's Report –

- a. New Members – 16 changes in ownership since last mtg.

- b. Rocky Creek - Avg. price lots – 2013 - \$29,666; Avg. price – 2014 - \$38,000 (only 1 MLS sale to-date). 28% increase.

- c. Months of Inventory – SF homes – Area 25 - \$300-550K – 3.5 months.

- d. 4% increase in prices – 1st half 2013 to 1st half 2014.

- e. Community Info:
 - Kroger – late 2015 – Cypresswood @ Fairfield Meadow – 300 hires
 - H-E-B Fairfield Market – Opened November 2013
 - 290 – Project B – between Badtke Road and Bauer – est. completion late 2015
 - Grand Parkway Segment E, F-1 – from 290 to Hwy 249, late 2015
 - Bridgelands – Hidden Creek section – 1,000 homesites – May 2014
 - Stone Creek Ranch – 60/70/80' sites – 258 homesites – HOA \$660 – 3.36 tax rate

VII. Treasurer's Report –

- a. A past due tax bill was received for the lake land. An attempt to protest it was unsuccessful. Total bill due is \$3,200.

- b. \$1,800 in management fees have also been added to the budget for Magnolia Property Management.

VIII. Current Business -

- a. Mowing Guidelines – Lots must be mowed by the 10th of each month, edging and ditches included. Deed Restriction violation letter sent. Owner has 10 days from date of letter to mow. Owners are encouraged to notify Board by e-mail when mowing is done.

- b. Keypad Update – Codes are no longer being used; reduces access from public. Remotes can be purchased for \$20.00 each.

- c. Accomplishments –
 - 1) Lake Gate installed
 - 2) Improved Collection Process
 - 3) Liquid Edging being done 2x/year.
 - 4) East Fence Repair
 - 5) Consistent mowing process
 - 6) Front Entrance Clean-up



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IX. New Business -

a. Management Company – Denise introduced Donnie Kramer from Magnolia Property Management. They will assist with assessment collection, mowing assessment invoicing and be a point of contact for the owners. Cost will be \$150/month. They will also assist with general business matters, such as legal matters, compliance issues, contracts and insurance.

b. Board Member Election – Prior to the election, Denise Murtha explained that members would be voting on Board Members, not officers. Officers are appointed by the Board.

1) Nominees were:

1. Denise Murtha
2. Jim Hoover

2) There were no nominations from the floor.

Ballot Collection – Donnie Kramer, Giovanna Lopez and Karen Green tallied the votes.

c. FY14 Goals

- 1) Addition of Property Management Company
- 2) Clean-up near Quadvest lot
- 3) Front Entrance
 - i. Landscape lights
 - ii. Wood fence replacement and repainting of iron fence
 - iii. Planting grass and flower beds

X. Open Forum

XI. Ballot Results

a. Denise Murtha and Jim Hoover were re-elected.

XII. Adjournment – Rick Cummins motioned for adjournment. Motion seconded and approved. Meeting adjourned at 7:30p