

RCMC BOARD OF DIRECTORS MEETING  
Monday July 20, 2020

Due to COVID19 Rocky Creek Board of Directors Meeting was held by Zoom Video.

President Ben Andrews calls meeting to order at 6:39 pm.

Present: Ben Andrews, Dick Baggett, Misti Garcia, Jonathon Pearson, Kim Coulter, Sandy Stratton, Tom Dunlap, Doug Duvall and Myra Zumwalt. Absent: Laurel Taylor

Residents Attending: Al Pavonne, Kathy Mayes and Diana Krawetz

Ben asked if there was any need to amend the minutes of June's meeting. There was none.

**Kim motioned to accept minutes as reported, Tom second, motion carried.**

**Treasury Report-** Myra reported June picked up with closing and resale certificates but most of the rentals have cancelled due to COVID.

**Admin Committee-** no report

**ACC Committee-** Tom stated there was not much to report on. They had a few sheds and fence request and only a couple of houses.

**Financial Committee-** Sandy reviewed financials for June. She stated that COVID has affected our revenue. She asked Committee Chairs to hold off on any unnecessary expenses until we see how we fair over the next few months. Tom asked about the status of renting of the clubhouse on how many people we can have in the building at one time. It was stated that we are at 50% capacity (30).

Sandy recommends getting a new computer for the office. She will research the cost and bring a proposal to the next Board Meeting. Doug asked about getting a refurbished business computer which would be a significant saving. Sandy recommended not buying a refurbished but building a new one with all the programs that we would need. Tom stated he could help with that.

Dick asked if there was a way, we could get updated software for the gate so we could enter in codes from the office instead of taking the laptop to the gate. Ben explained that would entail getting a whole new keypad.

**Operations Committee-** Jonathan reported that the new pump has been installed at the pool at it was working well. He stated that the new basketball backboard was in and he is planning on getting it installed in the coming weeks.

Jonathan brought to the Board the idea of finding a new lawncare company that could possibly be cheaper. After discussion Jonathan is to get quotes and send out to the Board so that they can make an informed decision at the next meeting.

Dick asked about the new school bus and when was it going to be installed. Jonathan said it was ready and the Board would need to vote on whether to install ourselves or get a company to come install. Myra reminded him we have already voted on that matter and it was decided to install ourselves. Jonathan said he would plan a workday to get the bus installed.

**Rules Committee-** Misti stated there was nothing to report.

### **Old Business**

Closings for COVID- Ben asked what would the Board like to do due to the high rise of number of cases in the last month. Sandy stated she thinks the status quo is fine. Tom thinks that there might be further restrictions coming down from the state. Ben said we might need to address the mater if more restrictions come down but the Board agreed to leave what is already in place for now.

Survey on closing Park back entrance- Ben sent out a survey to all the owners. He reported on the results from the survey. At this time, we are not going to do anything about closing the back entrance. Sandy asked if we have heard any more from the people who would like to trade us land that would affect the back-entrance location. Ben stated he has not heard from them.

Kim asked when does the Assessment Fee go up next. Ben stated we are due to go up this coming year. He said in our Bylaws it states that every 5 years the Board could choose to increase the assessments using the CPI. He stated he has already looked at that and right now it would increase about \$8.00. Myra asked if the CPI fluctuates monthly. Ben stated yes it could. Myra then stated that we should wait until closer to sending out the next invoices before we vote on the cost of the increase. Board agreed.

### **New Business**

RINCO Termination of management agreement- Ben stated that he received in the mail a notice that RINCO was terminating their management agreement for Rocky Creek. With filing this termination Title companies will not be asking them for information regarding ownership of lots in our subdivision and not charging a fee at closing. Myra reported she had talked to other subdivisions that also was developed by RINCO and they too had gotten the same notice. Myra stated that there was all new staffing at RINCO and that they may be trying to clean up what should have been done a while back.

### **Open Forum**

Jonathan asked what could he do if he thinks his neighbor is encroaching on his property. Tom stated that he should get a survey done on his property so that he knows what the true property lines are.

Ben asked the Boards opinion on putting up the minutes on the website before they are voted on. After discussion the Board agreed not to post until the minutes are approved. Myra stated that since the meetings have been on zoom that it is even easier to attend either by video or phone and all have the opportunity. Tom asked about recording the meetings and posting that. Ben stated that is something we could do.

Dick asked that if we have a workday that there are dead limbs in the playground area that need to be cut down before they fall on people using the park. Tom stated he will go look at the trees to make sure that we don't need to take down the whole tree. Oak wilt has been spotted in our area and he wanted to make sure that our trees were ok. Tom mentioned that Oaks are not to be cut until after November. Al asked Tom what to look for when it is Oak Wilt. Tom explained what to look for in Oak tree for that.

Next meeting will be on Monday August 17th at 6:30pm.

Jonathan motion to adjourn at 7:38pm, Tom second