

RCMC BOARD OF DIRECTORS MEETING
Monday September 19, 2022

President Jennifer Rodriguez called meeting to order at 6:30 pm.

Present: Dick Baggett, Kim Coulter, Doug Duvall, Rita Ellison, Deborah Garcia, Virginia King, Jennifer Rodriguez, Lori Steed, Sandy Stratton and Myra Zumwalt

Guests Attending: Rebecca Novak, Sheree Teigs, Laurel Taylor, Robert King, Ben Andrews, Mary & Raymond Kresha, Shoaron Duvall, Kelly & Dewayne Patterson, Ivy Wentz, Bruce Orzchowski, Megan Jaskowiak

The Pledge of Allegiance started the meeting.

Jennifer asked if there was any need to amend the minutes of August's Meeting other than those mentioned. There was none. Sandy motioned to accept minutes as reported, Kim second, motion carried.

Treasury Report- Myra reported that there are still rentals of the Clubhouse coming up. Also, transaction fees and resale certificates from sales of properties are still coming in.

Admin Committee- Kim reported that the Board has been looking for a replacement secretary/treasurer. Current Board Member Lori Steed was interested in the position. Lori understands she would have to resign from the board to take the position. Lori stated she did and is willing to resign. Lori turned in her official resignation from the board. At that time Kim extended the position of Secretary/Treasurer to Lori Steed.

Kim stated that the last function was the Ice Cream Social. There was a good turn out and fun was had by all who attended. Next function will be National Night Out on Tuesday, November 4th at 6pm. She is still looking for volunteers to help man the carnival games as well as someone to help with face painting.

ACC Committee- No report given

Financial Committee- Sandy stated that the Tax return has been filed. She reviewed financials for August. Sandy mentioned there could be an excess that would need to be used this year for improvements and committee chairs need to have ready to present at next board meeting.

Bruce asked what dollar amount is there to spend on extra items. Sandy explained most of the majority of spending is done in October, November and December and she would not have the final dollar amount until the next meeting.

Operations Committee-

Virginia reported on items completed by committee:

- Repairs to the pool gate
- Permanently setting of volleyball poles in the ground
- New lights for pavilion and pool area

Virginia mentioned that there is a need for new pool lounge chairs. She will be looking at off season to purchase for better deals. She is recommending child safety locks on the kitchen and bathroom cabinets especially where chemical are kept.

Virginia reported on the active shooter preparedness class that Pamela Ellis taught for the community. Pamela donated a white board to RCMC.

Virginia is asking that future events be written on the calendar in the office so that there are no scheduling conflicts.

Rules Committee

Deborah reported on committee changing the wording for ORV in park. New signs will be made listing that licensed drivers only. She will also be looking over the clubhouse rental contract and adding verbiage to include thermostat and doors being left open.

Old Business

Back Entrance- Jennifer stated that we would revisit leaving the back gate open if the summer went well. Jennifer asked the question if we want to continue to leave the back entrance open. Doug stated there is still the issue of not being able to enforce ORV's entering the park using the back entrance not having permit stickers. It was stated that someone not from our community but cutting across other land to get into our community and into the park has been happening. It was stated that today is the last day to enter the park without an ORV permit sticker. After today violation letters will be going out to those who violate the rules. Deborah motioned to keep back entrance open, Kim second, motion carried.

Warning and Violation Procedure Update- Jennifer reported that we can not remove a code when someone hits the third violation letter. As it stands right now the first letter is a warning letter, second letter park and pool code will be inactive for 30 days, third letter access to park and pool will be denied for a longer period of time. Process will be first letter a warning, second offense a letter will be given to the property owner that they can come to the next board meeting to state their case on why they should still be allowed to enter the park/pool area. Then a vote of those attending the meeting will vote to either allow or suspend access. If the property owner is a no show then a vote will be taken immediately.

Playground Update- The playground bus need to either be repaired to replaced. We have one bid for \$1375 to secure and reinstall the current bus. Kim reported on the items she researched to replace the bus if board chooses to go that route. Climbable items are Calvin Caterpillar at \$1000, Triceratops at \$814, Harry Hippo at \$1376. Kim also stated that one company is currently having a sale on big playscapes but that would run anywhere from \$8000 to \$9500. With all the new families in the neighborhood that has younger children do we want to add items or fix the current bus we have. It was stated that there might need to be more to repair the bus. Bruce went to look at the bus and state that after looking at it there does not seem to be any other repairs needed just paint and resecure to the play area. Sandy motioned to spend up to \$1500 to resecure and replace the bus after trying to get two more bids from other contractors, Deborah second, motion carried.

Short Term Rental Updates- A survey was sent out to all property owners in Rocky Creek on whether or not they would like to see the deed restrictions changed to restrict short term rentals in Rocky Creek. 18 owners said no, 2 not clear, and 70 said yes. For this issue to pass and be on the ballot 10% of the 486 owners would need to vote yes. We received over the 49 needed to put on the ballot to be voted on at the March Annual Meeting. Jennifer explained it was not the Board who started this process but homeowners who came to the board with concerns regarding short term rentals.

New Business

No Pets in Pool- After recent issues with a dog being in the pool and having to get the pool filter cleaned and the pool restabilized Virginia proposed that if someone brings a pet into the pool then that owner would need to pay for the pool filter to be cleaned. Cost is roughly \$200 each time we need to have it cleaned. It was suggested that we add to the rules and signs at the pool to read: Damages that occur due to violating these rules may result in restitution. Sandy motioned to add the verbiage to the pool sign and pool rules, Doug second, motion carried.

New Board Members- Jennifer wanted to brainstorm ways to bring in new board members. She stated it is all of the board members duty to help fill open positions not just Admin Committee. There is currently a board position open. We will also be looking for ACC Chair come March as well as committee members for all committees. Bruce said he would be interested in being a Board Member.

Kim also mentioned now that cooler weather is coming our way, we need to schedule a workday for Operations.

Open Forum

Kelly and Dewayne Patterson stated that it is possible to have Short Term Rentals and make it fair for all. Kelly reported on where she used to live and how they came up with a solution with minimally restrictive covenants and code of conduct for owners of STR and tenants. The code of conduct would have to be posted on all doors of the rental. She stated that all would need to use a leasing agent who know about the code of conduct ahead of time and would have all parties' sign. Kelly would hope that there could be a solution that would benefit everyone and still give homeowners the right to do what they want with their own property even if it is to have a STR. Kelly gave a copy of the rules from former community to the board for review.

Bruce said he would like to think that there is a solution. He stated that the noise factor is an issue and how do we control it. He stated that he has had issues with this and that the sheriff's office has been called.

Laurel said the issue of the rentals is only 20% are even permitted by Word. Occupancy tax should be collected and part of that goes to the State but the other part goes to Word to maintain the lake area. She stated the ones now in the subdivision aren't even legal. Unfortunately, we do not live in the city where there are guidelines. When she moved here, she wanted to live in a community where it is safe for kids to go outside.

Dewayne stated that the rules that were put in place in their former community worked.

Sharon reported that she has three STR close to her. She counted 19 cars and 50 people at one STR who had a party. She stated they moved here for the quiet neighborhood.

Dewayne asked the board to research and see how it works. But that if we are going to get rid of property owner rights then we should get rid of all annoyances such as chickens. He stated that he has not complained about the smell of chicken when it is 100 degrees outside but it is an annoyance.

Jennifer reported that there have been complaints of trash staking up outside a STR from renters as well as trash being burned. She stated that the sheriff's office was called out on one occasion for an aggravated assault to a STR.

Ben stated that if you change the deed restrictions you could add fines into the restrictions.

Doug suggested that if people have a complaint that the board has a formal complaint process. Unless the forms are filled out the board can do nothing to combat the complaint. If it is an issue then the board can do something about it.

Raymond Kresha stated there is a rental across the street from him. He said he liked the ideas brought forth from Kelly and Dewayne to balance people's rights that are on both sides of the issue. Having rules not an either-or situation. Try to be fair to owner that want to rent and those who want to have a good night's rest.

Ben stated that he would love to have goats but they aren't allowed and I knew that when I bought my property. The same for those who bought knowing there are no restrictions against STR. He said that if it was put to a vote and 51% of the owners wanted to restrict STR that he would have to be ok with that because I knew when I bought here what the rules were.

Raymond asked about the percentage. The board explained what is in our deed restrictions.

Jennifer announced our next meeting will be held on October 17th at 6:30 pm and that the Board would be going into executive session at this time.

Board went into executive session at 8:02pm to discuss filling the vacant board position and enforcement of ORV's. The board came out of executive session at 8:13pm

Sandy motioned to adjourn, Doug second, Board adjourned at 8:14 pm

Respectfully Submitted,
Myra Zumwalt