

# ANNUAL MEETING OF THE ROCKY CREEK PROPERTY OWNER'S ASSOCIATION

## SATURDAY, MARCH 12, 2022

President Ben Andrews called the meeting to order at 10:09am

Invocation was led by Dick Baggett then the Pledge of Allegiance was led by Deborah Garcia

Jackie Woodard Sgt Arms. Reported we do have a quorum and can proceed.

Board Present- Ben Andrews, Dick Baggett, Kim Coulter, Doug Duvall, Deborah Garcia, Virginia King, Jennifer Rodriguez, Sandy Stratton, Laurel Taylor Absent- Myra Zumwalt

Guest Present- Jackie Woodard, Reg Taylor, Charlie & Janie McPhil, Jim & Sharon Braun, Mike Tomlinson, Rita Ellison, Dan Dellinger, Bobby & Debi King

Ben stated that the minutes from the previous meeting had been circulated by email. Ben asked if there were any other changes than those already submitted. With no additional changes to the minutes Doug Duvall motioned to approve minutes as submitted, second by Kim Coulter, motion carried.

Laurel gave the treasurers report. She stated that currently in the checking account is \$71,985.47, in the savings account is \$30,290.71 and the two CD's have \$7,999.74 and \$8,106.33. The total amount of all accounts is \$118,424.79. The number of owners that have paid their dues this year has gone up from Last year, as of March 10<sup>th</sup>, there was a total of 67% that have paid their yearly fees out of the 464 owners.

Laurel reported for the Admin Committee. Committee member were projected. She reported on the responsibilities of the committee:

- Oversee general office functions, other than financial
- Notify members of vacancies on Board, establish a Nominations Sub-Committee and oversee elections
- Keep members informed through use of Newsletters, Website, Facebook and NextDoor.com
- Coordinate all social functions - Chili Cook-off, Annual Meeting, Family BBQ, Ice Cream Social, National Night Out and Christmas Party

Laurel mentioned the accomplishments of her committee for 2022

- One of our residents volunteered to paint a mural on the big rock at the main entrance to Rocky Creek Ranch. Thank you Allyson Garner! Good job.
- Christmas Party/Ornament Exchange was Sunday, December 12th. We had crafts for the children, Visitors from the North Pole and a Polar Express Ride.
- Chili Cook-off was Saturday, January 22nd.
- Family BBQ is tentative for June 4<sup>th</sup> at 4pm. Details to follow.

Laurel stated where we post special events and encouraged the residents to sign-up to be on a committee.

Ben Andrews reported for Rhonda Koneski on the ACC Committee. Committee Members were projected. Ben stated what the responsibilities of the ACC are:

- As directed by the Board provides guidelines. Guidelines may be either informational or enforceable. Guidelines that are meant to be enforceable must be supported by Federal, State or local legislation or by a specific deed restriction.
- Review and approve plans for all construction in the Subdivision to assure conformance to Subdivision Restrictions.
- Assure adherence to established restrictions with respect to proper use and upkeep of Subdivision properties, reporting to the Board any violation of the recorded restrictions for the subdivision together with its recommendations.
- Present plans to the Board for beautification projects.
- Keep up to date on local building code and permit requirements and advise lot owners in this regard. This information can be incorporated into the newsletter.

Ben reported the Year-to-Date requests for 2021. He stated that 17 homes were approved.

Sandy Stratton reported on the Finance Committee. Committee Members were projected. She stated what the responsibilities of the Finance Committee are:

- Conduct an audit of the corporate finances at least once annually, reporting to the Board.
- Work with all committees to develop an annual budget.
- Assist Treasurer in assuring an accurate and comprehensive system of recording and maintaining records of all assessments.
- Arrange for tax returns and 1099 filings.

Projected was the 2022 Budget that was voted on at the February Board Meeting presented by Sandy.

Doug Duvall reported on the Operations Committee. Committee members were projected. He reported of the responsibilities of the committee:

- Oversee the maintenance and operations of the pool, parks, private roads and common areas
- Advise Board of Directors as to maintenance requirements and costs
- Obtain bids, purchase supplies and equipment and arrange and supervise maintenance and repair work
- Set up and supervise workdays
- Deal with County regarding maintenance of roads within subdivision
- Develop plans for future improvements to the park

Doug reported on the accomplishments of the Operations Committee:

- The pool was drained, cleaned and resurfaced with a quartz scrape which should hold up better. New drain filters were installed.
- Bent tables at pool were repaired and anchored down and rubber tips were added to the metal feet of the chairs.
- New gate system is up and running after a few glitches. A Knox switch was added to both gates, giving the Fire Department access to our park and pool, if needed.

POOL	\$14,693.
CAMERAS	6,765.
SECURITY LIGHTS	<u>195.</u>
TOTAL	\$21,653.

A lot of the expenses this past year were because we had to repair damaged property. We have installed extra cameras and security lights so we will be able to identify offenders. Doug addressed the damage that was caused to the pool, tables and chairs by visitors.

Kim Coulter reported on the Rules Committee. Committee Members were projected. Ben stated the duties of the Rules Committee.

- Conduct a periodic review of all governing documents
- Oversee all suggestions for changes to the Deed Restrictions and Bylaws.
- Adopt and present to the association recommended changes to documents.
- Work with the Administrative Committee to develop ballots for proposed changes to Bylaws & Deed Restrictions.

Kim reported on the accomplishments of the Rules Committee. She stated this year, the rules committee spent some time updating some of our contracts.

- The state passed the 87<sup>th</sup> Texas Legislative Session in 2021. We have taken a very thorough look at each of these Bills and Articles and have made proper updates to our rules and procedures.
- We have made updates to the Rental Agreements to the Clubhouse and the Picnic area. Also refreshed our rules and requirements for renting both. These requirements are in hopes to keep each area in high quality standards for the next patrons without unnecessary cleaning and repairs.
- We have updated some of our procedures to include acquiring more bids for large expenditures. Three bids but no less than 2 are required.

Kim mentioned that this year we have had little to no volunteer commitment from our community. This particular committee is one of the few that need very little participation. We need neighbors to volunteer to help on the Rules Committee. Please be a committee volunteer.

Violation Rule (Last 2 years) People who damage anything etc. 1<sup>st</sup> send letter with warning, 2<sup>nd</sup>- Lot code turned off for short time, 3<sup>rd</sup>- no Code for a year. Rules on website.

State of the Association given by Ben

Jackie Woodard reported on the voting. Six candidates on the ballot but only five positions available. Candidates voted for 2022-2024 term were Doug Duvall, Dick Baggett, Sandy Stratton, Deborah Garcia and Virginia King. Candidate for 2022-2023 was Rita Ellison.

Laurel announced the winners of the two gift certificates Debi King and Jim Braun.

Open Forum

Laurel thanked Ben for hi 9 years of service to the Board.

Mike asked of the schedule of maintenance for the County. Ben said no known schedule but that he could call or email them directly.

Dan asked if you call the county to fix the street pot holes. Ben said yes.

Dan also said he was trying to get ahold of the secretary to turn in money. Laurel directed him to the lockbox at gate entrance.

Jim addressed not getting a response back by phone or email we need better system. It was stated that we need to add to the website information for lockbox and payments.

Janie thanked the board for listening to them. Big thank you!

Bobby King- rear gate has lock, when will we open it? **Our Bob??** Not sure if its our gate, will be on next April agenda to discuss. Jennifer said yes gate belongs to Park, we need to get land surveyed.

Dan volunteered for repairs

Jim suggested to ask everyone their talents to help with either volunteering or problem solving.

Doug motioned to adjourn, Kim second. Meeting adjourned at 11:27am