

RCMC BOARD OF DIRECTORS MEETING  
Monday April 20, 2020

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

President Ben Andrews calls meeting to order at 6:32 pm.

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

Residents Attending: Al Pavonne, Blayne & Curt Wunchel, Kit Cheney, Ron Brannigan, Catie Corbin, Ralph Douglas and Joan Robinson

Ben asked if there was any need to amend the minutes of March's meeting. There was none. Jonathan motioned to accept minutes as reported, Misti second, motion carried.

Ben asked if there was any need to amend the minutes of February's meeting. There was none. Jonathan motioned to accept minutes as reported, Misti second, motion carried.

Ben announced that because of the stay at home order the Board chose to close the park and pool until the ban is lifted.

He also announced that a decision had been made on a new caretaker. Paul Garner is our new caretaker and Jonathan announced he is doing a great job.

**Treasury Report-** Myra reported that she assessed 123 owners with late fees. She also let the Board know that there are rentals on the books for May and to let her know as soon as possible if we need to let the renters know on whether or not the clubhouse and park are still closed.

**Admin Committee-** Laurel reviewed how the Board felt we needed to have a scaled back version of the Annual Meeting due to the pandemic. Newly appointed Board member was Doug Duvall and re-elected Board members were Dick Baggett, Jonathan Pearson and Sandy Stratton. Laurel reported that the Bylaw changes were approved.

Laurel is rescheduling the Family BBQ to June at this time with exact date TBD.

**Financial Committee-** Sandy stated that she email the financial statements and to please read through them if you have any questions to call or email her. Jonathan asked if he could have a hard copy Ben stated he would get that to him.

**ACC Committee-** Tom stated that it had been fairly busy with fence requests but no new home request. There were also a couple of garage/shed request.

**Operations Committee-** Jonathan reported that \$63 was spent on new swings replacing the old ones due to cracking plastic and sharp edges. He stated he will be getting extension chains and D-rings to make them all the same height for children. New chain nets for the basketball goal was purchased and will be replaced before we open the park back up.

Signs were made for the park with the closure notice but the one on the pole by the back entrance had been pulled out of the ground. Jonathan stated a police report had been filed against the kids who violated the stay at home order and had brought their motorized vehicles into the park doing damage to the volleyball court and tearing up grass. Laurel, Dick and Doug were there after it happened. Jonathan suggests a high-tech game camera that will send a push notification when it activates. The cost is \$179.99 + the cost of a 3-year protection plan. He stated it is easy to use and works with a phone. Dick asked where it would be mounted and what will it look like. Jonathan stated there are 3 trails that lead into the back-gate entrance and that it could be mounted into the trees to catch anyone coming in the back-gate entrance. Some of the other options mentioned was to buy supplies to close off the back entrance and to only have enough space for a person to walk thru alleviating the option for a motorized vehicle to enter. After discussion about how those who live on the back side of the community would be cut off from entering the park from that direction the board decided against that option. Ben explained that there are some people who do drive their golf cart through that entrance to go to the pool. Myra asked why not make a path to the main road from the back entrance with crushed granite or something like that so they have a path to drive on and not across the grass.

Misti asked why would we want to buy a game camera if our current system caught who came in. Ben explained that although our current system caught that area it does not let you identify them up close whereas a game camera would. The clubhouse cameras only caught the color of the vehicles not the people on them clearly. The game cameras is also equipped with night vision technology and could catch people coming and going if we happened to have malicious play again. Opposing side is we have not had a lot of offenses but this would help us be proactive.

Laurel asked what is the total cost. Jonathan reported it is roughly \$180 for camera and extra warranty is \$22 so \$202. Doug asked what if someone steals it. Jonathan stated that it would be chained high up in the trees and they would have to use a ladder and bolt cutters to get it down. Myra asked what the warranty covers. Jonathan stated it would cover acts of weather but also theft.

**Laurel motioned to purchase said game camera, chain and lock, Dick seconded motion carried.**

It was asked if we could ban an owner from coming onto the park if they violate the rules. Can we put it in the Bylaws stating if you vandalize the park or pool that you could/will be banned from use of the pool and park? Ben suggests talking to our attorney and see if there is any precedent on this matter. If an owner does something and then does it again can we ban owners. Jonathan stated that he loves our community and that if he had not been on the Board he would have thought that there would be consequences if you or anyone in your household does damage. Ben will consult with our attorney and as them if we can fine owners if they break the rules.

**Rules Committee-** No activity at this time

### **Old Business**

Well issue-Tom discussed the well issue. He stated it can be capped off. He is hoping to get this accomplished this year so our taxes will be reduced. Dick asked that when it is capped off can we remove the fence and structure around it? Tom said only if we take out outlets. Ben stated that the structure is in disrepair and needs to be taken down. Jonathan suggested to just add a lock and chain to the fence.

Upgrading Key Pad- Ben reported the ease of uploading the gate codes and asked do we still want to look into upgrading the key pad to the park area. Sandy stated that the extra money we receive comes from rentals and other fees and right now we are down in extra money. She suggests that we wait until the end of July to get bids so we can be ready to vote in Sept or October on the issue.

Annual Meeting- Ben discussed if we want to reschedule. Laurel stated we covered all items that were key issues and office business. All agreed. Ben suggested to place on the website a document that would go over what all would have been announced by Committee Chairs at the meeting. Laurel and Myra will compile the document and have it posted on the website.

Continued Closing Due to COVID19- It was suggested that if they stay at home order is lifted that we open the park and when the less than 10 people can gather is lifted, we will then open the pool. Ben will watch the situation and if any occurs, he will email the Board.

### **New Business**

Bob House reached out about having a community garden at his house. Ben said we sent out a survey a few years back with one of the items being a community garden for the park area. He stated that the majority who answered did not want one. Laurel suggest if Bob wants to be can do it on his own and it is not a Board decision.

**New Business** It was stated that with the new flooring there is more noise and it was suggested to get something to help buffer with sound.

### **Open Forum**

None

Ben announced that the Board will be going into executive session at this time. He thanked those who attended the meeting by zoom.

Board went into executive session at 7:35pm to discuss violations.  
Board came out of executive session at 7:54pm.

Next meeting will be on Monday May 18<sup>th</sup> at 6:30pm.

Kim motion to adjourn at 7:55pm, Laurel second