

ANNUAL MEETING OF THE ROCKY CREEK PROPERTY OWNER'S ASSOCIATION Saturday, March 11, 2023

President Jennifer Rodriguez called meeting to order at 10:34 am.

Present: Jennifer Rodriguez, Deborah Garcia, Dick Baggett, Kim Coulter, Doug Duvall, Sandy Stratton, Bruce Orzechowski, and Lori Steed.

Residents Attending: Laurel Taylor, Hillary Stauffer, Sharon Duvall, Robert Allen, Dorothy & Ron Love, Tom Dunlap, Pam Ellis, David Barker, Christine Brumfield, Debi & Bobby King, Jackie Woodard, Sam Stanphil, Jay Schimpf, and Frank Lombardo

Deborah Garcia led The Pledge of Allegiance.

A slide show was then presented for all committees, which listed committee members, responsibilities for each committee, and noting important accomplishments for 2022. Slide show is available for those requesting review.

Treasurer's Report -

Balances as of March 10, 2023

Checking Account:	\$ 65,808.05
Savings Account	\$ 30,343.78
CD# 70606:	\$ 8,075.43
CD# 70607:	\$ 8,192.29

Total: \$112,419.55

We have 479 Home Owners and 66% of them have paid their dues for 2023

Administrative Report –

Responsibilities include:

- 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

The committee has been busy trying to update all of our Neighbors through email, Facebook, Nextdoor, and our Rocky Creek Ranch Website. If you have not been getting emails make sure we have you email address and keep up to date with all of our activities and functions.

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 10th at 4pm. Details to follow.

Please check out our website: RockyCreekTexas.org, our Facebook page: [Rocky-Creek-Ranch](https://www.facebook.com/Rocky-Creek-Ranch) and join your neighbors on [NextDoor.com](https://www.NextDoor.com)

Volunteer: Sign up sheets for Committees.

Architecture Control Committee -

Responsibilities include:

- Provides guidelines to the Board. 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.

Structure	2021 Submittals	2022 Submittals
House	17	17
Fence	7	13
Shed/Deck	4	11
Garage/Carport	2	5
Porch	2	0
Sidewalk/Slab	1	0
Re-platting	1	0
Solar Panels	2	0
Courtyard	0	1
Addition	1	1
Inquiries (NEW)	16	22
Violation Letters/Complaints	9	2
Pool	0	1
TOTALS	62	73

Finance Committee –

Responsibilities include:

- 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.

2023 Budget approved by Board at February Meeting

Total Income- Assessments Only	\$41,620.00
Administrative Expenses	
Filing of Liens	\$300.00
Gift/Memorials	\$75.00
Legal Fees	\$1,525.00
Office Manager	\$6,000.00
Office Supplies	\$850.00
POA Functions	\$1,160.00
Postage & Delivery	\$1,000.00
Printing & Reproduction	\$100.00
Tax Preparation	\$150.00
Website	\$400.00
Total Administrative Expense	\$11,560.00
Operating Expense	
Electricity	\$4,300.00
Property & Liability Insurance	\$7,300.00
Property Taxes	\$600.00
Telecommunications	\$2,900.00
Trash Service	\$425.00
Water & Sewer	\$1,200.00
Total Operating Expense	\$16,725.00
Park Expense	
Caretaker	\$3,600.00
Clubhouse Supplies	\$500.00
Landscaping and Groundskeeping	\$2,500.00
Pool Service	\$5,500.00
Repairs & Improvements	
Total Park Expense	
Total All Expenses	\$43,985.00
Net Ordinary Income	(\$2,365.00)
Other Income- Fees & Interest	\$1,900.00
Total	* (\$465.00)

* 2021 RCMC Capital Expenditures	
* Camera Replacements	4,297.07
* Admin Computer Replacement	1,287.08
* Pool Resurfacing	14,673.50
	20,257.65

Operations Committee –

Responsibilities include:

- Oversee the maintenance and operation 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.
- Develop plans for future improvements to the park.

Playground - A new playscape was installed!! The big yellow bus was re-installed.

Fencing - (2) new cable fences were installed to insure that ORV's stay on designated paths.

Pool - Coping was repaired. 6 poolside chairs and 2 cigarette receptacles were purchased. Reminder: pets are forbidden in the pool. They alter pH and require extra filter cleaning. These fees will be charged to the pet owner.

Cameras - (3) new cameras - installed at the front and back gates Reminder: The park's back entrance is only for walkers, UTVs, etc.

Tiny lending library was donated and installed under the pavilion.

3 work days - Ice-storm cleanup, cleared creek of wood and debris.

Rules Committee –

Responsibilities include:

- Conduct periodic review of all governing documents and make recommendations for changes
- Oversee suggestions for changes to deed restrictions
- Present to the association recommended changes to documents
- Work with the Admin Committee to develop ballots for proposed changes to Bylaws & Deed Restrictions

This year we revised the rules for using ATVs in the park, to include registering the vehicles, setting age requirements, and limiting where they can be used in order to prevent unsafe situations.

Off-road vehicles - An ORV policy has been established for the park. Registration is required. The one time fee is \$5.

Rules pertaining to changes in Deed Restrictions were also reviewed as well as those pertaining to infractions of bylaws and restrictions.

We have been actively working with our attorney to update our Rules and Restrictions concerning Short Term Rentals, which was brought to us by members of the neighborhood.

We still need more 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.

Statement of the Association was given by the Jennifer Rodriguez, President, summarizing accomplishments for the year, and looking forward to changes coming for 2023.

Election Returns

Laurel Taylor, Sgt-at-Arms, then presented the newly elected Directors:

Jennifer Rodriguez and Bruce Orzechowski were re-elected for the term 2023-2025.

Jay Schimpf and Kasandra Moore will join as new directors for the term 2023-2025.

Kim Coulter was appointed to fill an interim position until next election.

Open Forum- Questions regarding the slide show were asked and answered at this time.

Jennifer announced next Board Meeting will be held on Monday, April 17, at 6:30.

Executive Session

At 11:11, the directors then met for an Executive Session regarding duties to be distributed to new directors:

Jennifer Rodriguez	President
Deborah Garcia	Vice President
Bruce Orzechowski	Chair, Operations
Kim Coulter	Chair, Administration
Sandy Stratton	Chair, Finance
Jay Schimpf	Chair, Rules
Dick Baggett	
Doug Duvall	
Kasandra Moore	

Non-Directors:

Tom Dunlap	Pool Maintenance
Frank Lombardo	ACC

Motion to adjourn, seconded, and carried at 11:35 a.m.

Respectfully Submitted,
Lori Steed