

Rocky Creek Maintenance Corporation
2014 Annual Membership Meeting
MARCH 8, 2014

The Annual Membership meeting was called to order by President Phil Frank at 10:02am, Saturday, March 8, 2014, at the RCMC Clubhouse.

Sgt-at-Arms Ruth Carpenter verified quorum was present with 33 owners in attendance.

Invocation was given by Bobby Cox.

Pledge of Allegiance was led by Michele Working.

President Phil Frank introduced himself and the current Board of Directors:

Ben Andrews	Kevin Craine	Michele Working
Art Carpenter	Tom Longer	Darin Zumwalt
Bobby Cox	Sandy Stratton	

After Minutes of previous annual meeting were read by Myra Zumwalt, **Ron Elkins moved we accept minutes as presented, seconded by Laurel Taylor, motion carried.**

Myra Zumwalt presented the Treasurer's Report.

Committee Reports:

Admin Committee- Chairman Michele Working reported that the activities this past year were overall a success. In June there was a Family Picnic that was well attend and a good time was had by all who attended. All the hamburgers and hotdogs were gone by the end of the event. The committee is planning to move the date to the end of May for 2014 because of the heat. The Ice Cream Social in September was also well attended and all 6 flavors of ice cream went fast. National Night out was held on the first Tuesday in October. The committee wishes that event would have been attended by more residents. AirLife as well as the Fire/EMS and Sherriff's Representative was at the meeting giving out information. In January 2014 at the Chili Cook-off there were 8 entries which is down from the previous year but a good time was had. Trophies were handed out to the top 3 winners who were judged by Jen Crownover(County Commissioner Candidate) and two Firemen from our local station. In February the newsletter went out with the Annual Meeting Announcements, ballots and new gate codes. Michele then asked if you are interested in volunteering for the Admin Committee to please sign up on the sheets by the door.

ACC Committee: Chairman Ben Andrews announced that they have had a busy year with 28 new homes and 13 other structures submitted for approval. All of the plans that were

submitted were approved by his committee. He announced that we have very few complaints which meant we must have happy neighbors.

Finance Committee: Chairman, Sandy Stratton presented the 2014 budget which the Board of Directors Approved at the November 12, 2013 Board of Directors Meeting. She went into detail of the different categories.

Operations Committee: Chairman, Darin Zumwalt announced his Committees various accomplishments during the 2013 year. Which includes; recovering several chaise lounges at the pool, the purchase of 6 new chaise lounges, repair of the bridge from storm damage in October, installing a retaining wall to keep runoff from damaging clubhouse and pool, relocating volleyball court and installing boundaries and triple washed sand with proper drainage, and fence the perimeter of the park property. His Committee is currently working on for 2014; completion of the volleyball court, replacing dilapidated picnic tables and installing a walking trail with funds permitting. He also announced that there will be a community work day on March 22nd beginning at 8:30am to clear and burn debris from the storm damage in October. He asked for residents to bring work gloves, wheelbarrows, chainsaws and any other equipment you feel we might need. If you would like firewood, be prepared to haul it off. There are several large oaks that have fallen and need to be disposed of.

Guest Speaker- Steve Salis from AirLife gave a small presentation where he talked about the Guardian Angel Membership Program. He reported his company has flow over 50,000 patients since they began in 1991. They are funded partly by the Baptist and University Health System but that does not limit them as to where they can take patients. They do partner with two other agencies one out of the DFW area and the other in Houston so if you happen to have an accident in those areas your membership covers you there as well. Being residents of Comal County by joining either by mail or by phone you will receive the yearly rate of \$10. You may prepay up to 4 years of service. If you sign-up on the internet please note you may not receive the discounted rate. For more information that are extra forms in the Clubhouse office or you may check out their website at <http://airlifeangel.com/>

State of the Association- Phil Frank announced that this was his last year that he would be retiring after today. He was happy to announce that the HOA is functioning well and that the finances are good. He stated that our HOA Fees only go up every 5 years and that we are one of the few subdivisions that have a great rate and worthwhile amenities. He stated that the Board has been very good stewards of the money and that they have done a lot with a little bit of money. He asked that if you have any ideas that the Board would love to have any input for what they can do to improve living in our neighborhood. Phil gave a plea for residents to please attend the workdays. If we do not have volunteers to attend and get things done we would have to start paying for someone to come and keep our park clean which could get very expensive. He announced that in the news there has been horror stories of POAs. But recent Legislature changes have come about to try to control what POAs can and can't do. Luckily we

did not have to make any changes to our By-Laws because we were already in compliance. The biggest thing we have to contend with is Xeriscaping. Residents that wish to do Xeriscaping will still have to submit plans to the ACC. Remember we still want it to look nice for the people around you who are still your neighbors. Phil reported on the recent article in the newspaper about POAs fining residents that here in our subdivision we do not have a fine system. Phil stated that some POAs use a management company that goes out and looks for things to fine residents on. Lastly he stated he sees good things to come in the future of our Association.

Old Business- 484 Access- This is still ongoing. The Board has been vigorously working for the past 3 years to solve the issue of getting access for property owners who have purchased lots adjacent to 484. Art Carpenter stated that the Board sympathizes with the owners but that there is limited ability for the Board to do anything. Excerpts from the Deed Restriction for Rocky Creek states that ***a twenty-five foot wide ingress and egress (driveway) and utility easement is reserved along the front property line of each lot facing Hwy. 484. Owners of lots facing Hwy. 484 are restricted from installing or using driveways onto Hwy. 484 other than those provided by the Developer.*** This statement was extracted from the deed restriction for Phase 1. It also appears in Phases 3-8. This covers all the lots from Rocky Ranch Road to the south end of the subdivision on FM 484, a total of 19 lots. RINCO has done some basic clearing on the 25ft easement for the first 12 lots, but there is no road or driveway installed. Also from the deed ***restrictions a twenty-five foot ingress and egress (driveway) and utility easement is reserved along the front property line of lots 268, 269, and 270 facing Hwy. 484. Owners of lots 268, 260, and 270 are restricted against installing or using driveways onto Hwy. 484 other than those provided by the developer.*** These lots are all located north of Rocky Ranch Road. Lot 261 has a driveway and RINCO has put in a basic access road for lots 268-270. This would mean that lots 260, 262-267 and lot 271, all with access only to FM 484, are landlocked unless the State authorizes a driveway, which they have said they will not do. It is a shame that these owners have bought properties then found out that they don't have access. TXDOT has stated that they are no longer giving permits for driveways along 484. Property owners have even approached the Board to put in driveways. Unfortunately that is private property and they cannot do that. The only thing that the Board can do is contact the different agencies that are in conjunction with this problem. Mary Elkins announced that she was glad the Board was there for these owners giving them if nothing else moral support.

The Question was asked by Mary Kresha, why people would purchase a piece of property when they know they would have no access. Phil answered they didn't know at the time it was only until they went to get a driveway permit and was denied. The County is the ones who approved the original plat to the subdivision before the new laws went into effect back in 1995. The Board has been working on this issue for 3 years and has recently sent a letter to County Officials asking for help to resolve this matter. It was reported that one of the owners of the lot who can't get access sent a letter to RINCO. They sent a letter back saying they are no longer a part of this subdivision and he was not going to do anything. It is not fair for these property owners to be denied access to their property. Kevin Craine stated that the Developer blames

TXDOT when plats were put in back in the late 80's there was access. After the law changed they are the ones who took access away. Kevin said that between TXDOT, Developer and Commissioners that they could grant access, they just won't. One reason is the speed limit on 484 is too high but it would not be that hard for them to lower it since part of it is already 45mph. He suggested going to the state legislature and last resort going to the media.

Mimi Clemens said she will call Donna Campbell. Phil Frank stated that the Board has gotten the run-a-round that we keep talking to different people every time we call to get this resolved.

Open Forum- Laurel Taylor announced that the Take Back Canyon Lake Group would be having a meeting on March 27th at CRRC Rec. Center and asked if the POA could send out a flyer to all residents. This meeting is to provide homeowners in Canyon Lake a resource for various entities around the county. She also suggested that the Board think about using stickers on vehicles to distinguish home owners from visitors. This would help when identifying who might not need to be in the area. The Board will bring this idea up at next Board of Directors meeting.

It was asked about installing a mailbox bank. The Board informed them that they use to have them but that most residents like having their mail out in front of their house.

John Esley asked about keeping the website updated, that there had been some incidents where the minutes were not kept up. Phil Frank stated that for several months we were having issues with the web master getting information to them but that we will review the website more often to make sure things are getting on there in a timely manner. Kevin Craine suggested the idea of emailing all resident the minutes after the Board reviews and make changes where needed. Tom Longer asked if we need to mail out the minutes instead of email. It was stated that it would not be cost effective for that.

Election of Directors

Ruth Carpenter, Sgt-at-Arms, stated that each Director serves a two year term. The following have been nominated for Directors by the Nominations Committee:

Kevin Craine and Tom Longer were nominated to finish up one-year term from a vacancy. Ben Andrews, Art Carpenter and Sandy Stratton were nominated to renew for a two-year term. Don Anderson was nominated for a new two-year term. Ruth stated that the vote was to elect the slate presented by the nominations committee.

Meeting Adjourned at 11:35 am.

Respectfully Submitted,

Myra Zumwalt
Secretary-Treasurer