

Rocky Creek Management Corporation
2012 Annual Membership Meeting
MARCH 10, 2012

The Annual Membership meeting was called to order by President Phil Frank at 10:00 a.m., Saturday, March 10, 2012, at the RCMC's clubhouse.

Sgt-at-Arms Ruth Carpenter verified quorum was present with 22 owners in attendance.

Invocation was given by Bobby Cox.

Pledge of Allegiance was led by Bob Allen.

President Frank introduced himself and the current Board of Directors:

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| Art Carpenter | Ron Elkins | Emery Martini |
| Bobby Cox | John Snook | Kevin Craine (Absent) |
| Fran Hutchens (Absent) | Jan Smith (resigned-moved) | |

After minutes of previous annual meeting were read by Margie and by presentation on PowerPoint, Bob Allen moved we accept minutes as presented, seconded by Tom Damrow, motion carried.

Margie Frank presented the Treasurer's report. Tom Damrow moved we accept treasurer's report as presented, seconded by Dave Barker, motion carried. (copy attached)

Committee Reports:

Admin Committee, Chairman Bobby Cox stated the members of his committee are: Ruth Carpenter, Co-Chair, Theda Allen, Margie Frank, Phyllis Genest, Marilyn Kell (resigned) and Debbie Martinez (resigned). Bobby reported that we had been able to persuade the postmaster to move the bank of mail boxes to individual ones in front of the homes, had a few potlucks, chili cookoff in January, NNO (National Night Out) in October with a representative from the Sheriff's Office attending, fairly well attended. Following three break ins in the last few months, had the Sheriff's Office out for a meeting to discuss the crime in the area. At that meeting it was decided we would have Deputy Adam Pastrano with the SO come out and do a presentation on the Neighborhood Crime Watch, which we did. At those two SO meetings the majority of those in attendance said they would participate in the NCW but when we sent out emails to get the program started only two residents agreed to volunteer. We will continue to be aware of the goings and comings in the area, watch out for our neighbors and if you see anything suspicious, do not take action but call the Sheriff's Office. NNO is October 12 this year. Bobby stated that we are all volunteers, everyone needs to get involved.

Art commented that we are in the process of upgrading our website and it will have a lot more information on it. We are looking at a "members only" area, considering looking into the ability to pay RCMC dues by credit card, not sure yet. Bob House, retired from Harris County Sheriff's Department and now working part-time with Comal County Sheriff's Office, suggested a running blog about suspicious vehicles, he reported he knew where a neighbor with residents actively involved in the internet were able to blog it and it went to so many people that the vehicle was found almost immediately.

They had also utilized high school students to maintain the blog for credits. Phil stated we will look at a blog idea. Vikki Nelson stated she sees a lot of vehicle traffic on her corner so maybe we could have a phone tree to let folks know. Discussed paying by credit card and Mark Nelson said the process is very complicated and expensive. Ron Elkins stated that anyone who processes credit card payments will receive a 1099 of the total run through the credit card. Phil stated we will probably just keep the system we have, payments by checks and/or money orders, etc. We've only had about 5 this year request credit card payments. A lot of folks do payments through their banking institution which makes it easier for them and we get a check.

Architectural Control - Kevin Craine absent. Phil reported on Kevin's report in the Newsletter regarding alternative energy, solar and wind, in which he stated we would be doing a deed restriction change. However, since then we've met with our attorney and his opinion is that the board is authorized under the Articles of Incorporation to resolve that the ACC Committee establish guidelines and those can then be published. Phil stated that Kevin and his committee did a very thorough job of researching both solar and wind and have written some very good guidelines. Resident Dan Marsh who has the only wind device was very instrumental in researching also.

Finance Committee, Chairman Ron Elkins presented the 2012 budget which the BOD had approved in January and explained each item with discussion. His Committee met in July, 2011 to review records from January 1 - June 30 and again in January 2012 to go over records from July 1 - December 31, 2011. All information was taken to the CPA a few days later and our annual tax report (1120) has been received and sent to the Internal Revenue Service. We had to pay \$93.00 for 2011 taxes, \$57.00 under budget. We are not non-profit but the IRS allows no tax on POA dues. We only include dues in the budget but rental, back dues, fees, clubhouse rental make up more income. Our CPA charged \$375.00 to prepare the 2011 Report, \$25.00 under our budget of \$400.00. The association is taxed on the interest earned on CD's, savings, etc. and any fees we collect that are not classified as dues (transfer fees, copy fees, information fees, clubhouse rentals, etc.

Operations Committee, Chairman Emery Martini stated his committee consisted of Juan Pina, Art and Ruth Carpenter. They completed a couple of workdays this past year, cleared the area by the building, including paint, pipe, etc. Started clearing trees but had problems with our chain saws, painted the bathrooms, installed door closers, timers on lights. March 31 is our next workday. We need help, it is usually just members of the BOD with a couple of residents. We could accomplish more with more volunteers. Emery also stated he is looking for bids on asphaltting needs, driveway, area by pool.

We have a drainage problem in front of the clubhouse and one of our residents has committed to do some concrete work on it. We have some additional painting needs, trails to complete, a new bridge to build, possibly a cover at the end of the swimming pool, installing new overhead lighting in the pool house baths. We have a lot of clearing to do. Asked if anyone knew someone who works with cedar, we would rather give it to someone that to burn it. We hauled off a trailer of trash. Again, we hope to have more volunteers on our next workday, March 31.

State of the Association, President Phil Frank stated that we have a good group of directors and everything is going really well. We do need help from all you guys that live

here. We would like to get everyone involved with the Association and have a professional website as Art commented earlier. We're hopeful David Clemens will continue with the updates as needed.

Phil discussed the state mandated documents that we've been working on and hope to have them filed with the county next week. These will also be posted on our website. In our meeting with the attorney he stated that the fees we charge are very low. We would like to have an email for every one of our owners so information can be sent as the state mandates. He stated that Bobby had been successful in discussions with the postmaster to get all mailboxes relocated to the front of everyone's homes with one exception, addresses on 484.

Ron stated that there are several groups that purchase lots, those that buy up lots knowing they will never be challenged by a POA and others want to live in a sub-division with a POA for protection and oversight.

Frank Mares discussed his situation about the title company not advising him he had purchased his property with a mandatory POA. He asked them to pay his dues each year for the length of the loan period and they said they would pay one year if he would sign saying he won't take any more action against them. Art said there is an 800# to call to make a complaint. Ron stated he may have legal recourse. Frank also discussed his problem with a renter harassing him. It was stated that we need to write a letter to the renter and cc the owner because we've had several problems with this renter.

Discussed speeders - if we call for more patrol, there will be zero tolerance, not just the ones being called about. Ron stated we are not enforcers but would encourage anyone who has a problem like speeders or burglaries to contact the sheriff's office. It was mentioned there was an altercation between two property owners and they asked the POA to get involved which we could not do and it went to court and the judge settled it.

Art mentioned calling the sheriff's office about a couple of cars he saw one night, turns out it was two deputies. Emery stated the few problems we are having, we don't want to start keeping guns and rifles and start chasing people.

Ron stated we are controlled by our deed restrictions put into place 20 years ago, signed by Colonel Roper, laid out 16 phases and each phase has its own restrictions, they can be altered. We will be getting a committee together to amend the by-laws.

Discussed POA Online voting. Due to state statute requirements, may go through a commercial company set up to do these for POAs.

Old business - Phil discussed the situation of O'Connor's lot on 484 and that it has been resolved, Rinco is going to put an access road in for all those lots running along 484 south of Rocky Ranch Rd.

The property the CLWSC said they would deed to us (fenced pump house near clubhouse) has not yet been deeded to us. Prior to 2004 this well supplied all the water to all sub-divisions. Might contact them again.

Goat Report - FFA project, should be gone soon, it was a temporary project. Margie stated that according to our attorney most POA's carve out FFA (school projects) from their deed restrictions. Tom Damrow said you should watch for the number of goats.

Eddie Palm stated that POA's can fine you for dogs.

New Business - Phil stated that last year we had legislation passed that requires us to have our fees be in a Schedule, filed with county and published. So, we are proposing to change the by-laws that were changed last year back to the original wording. **Theda Allen moved this be done, Vikki Nelson seconded, motion carried unanimously.**

Bob House discussed CERT (Citizen Emergency Response Team) training. This training would cover homeland security, fire fighting, CPR, first aid, emergency response, etc., everyone should be able to sustain themselves for 10 days in the event of an emergency. Asked if anyone might be interested. It's a 24 hour course, 4-6hrs or 6-4hrs and will be sometime this Fall. He was asked to get the POA an email of the information so we can poll the residents and may be get involved. There was lengthy discussion of this as well as the security of our community from folks coming from the San Antonio area, a lot of folks in our area are already in need and would be severely affected, water supply out back might be a good idea. Discussed the park and the residents to our south are not part of the sub-division but they are extending their fence which will define our area better.

Discussed the clubhouse rental. Bob House asked if we had a policy regarding renters of the clubhouse to have a police officer on site when serving alcoholic beverages. It was stated that the pool can never be reserved, we are going to adhere to the rules of 60 people max when renting clubhouse. We need to get signs from the fire marshal which certifies the number of people allowed in the building. Phil asked if anyone had any ideas of types of functions the POA could do. He also stated the grass burrs are almost gone due to a treatment.

Election of Directors

Ruth Carpenter, Sgt-at-Arms, stated that each Director serves for two years. The following have been nominated by the Nominations Committee for Directors:
Art Carpenter and Phil Frank are up for re-election. Juan Pina and Mark Nelson are up for new two year terms. Art introduced the nominees with the exception of Juan Pina who had left. Bobby Cox stated there were no write-ins submitted. Tom Damrow moved we accept the proposed slate by acclamation, Dave Barker seconded and motion carried unanimously to elect the slate presented by the nominations committee. President Frank asked for all those in favor say aye, there were no nays. All nominees listed above were deemed elected.

Meeting adjourned at 12:20 p.m.

Respectfully submitted,

Margie Frank
Secretary-Treasurer