

RCMC ANNUAL MEETING
Saturday, March 10, 2018

President Ben Andrews called the meeting to order at 10:05 a.m., on Saturday, March 10, 2018 at the RCMC Clubhouse.

Director Darin Zumwalt led the members in the invocation.

Director Kevin Craine led the members in the Pledge of Allegiance.

The Sergeant-at-Arms, Marcella Passetto, reported that a quorum was met with members present.

President Ben Andrews introduced himself and the members of the Board of Directors for RCMC. Directors present were Vice-President Darin Zumwalt, secretary/treasurer Myra Zumwalt, Kevin Craine, Marc Rosenthal, Craig Schooler, Sam Stanphill, Sandy Stratton, and Laurel Taylor. Ben thanked the Directors for their hard work and dedication.

Myra Zumwalt read the treasurer's report. She stated as of February 28, 2018 there was \$53,938.23 in the checking account, \$15,056.41 in savings, and two CD's at \$7,631.56 and \$7,698.56 and Playground Fund of \$2,331.80 giving the association a total of \$86,656.56. She announced that out of the 464 home owners in Rocky Creek 54% has already paid their 2017 Association Fees.

Committee Reports:

Admin Committee: Committee Chair Laurel Taylor announced the members of her committee.

Responsibilities of her committee include overseeing general office functions, notifying members of vacancies on the Board and oversee elections, keep members informed through use of newsletters, website, Facebook and nextdoor.com, and coordinate all social functions.

Laurel announced the accomplishments this year include a Family BBQ, Ice Cream Social, National Night Out, Christmas Party/Ornament Exchange, Chili Cook-Off, four newsletters, mailing of statements, election ballots and candidate statements.

Laurel encouraged all members to check the website, rockycreektexas.org, like our Facebook page Rocky-Creek-Ranch, and join your neighbors on NextDoor.com. She also encouraged all members to volunteer by joining a committee, stating that there were sign-up sheet on the door.

Architectural Control Committee: Committee Chair Kevin Craine announced the members of his committee. He started his presentation by stating that the Board directs the ACC, which provide guidelines. These guidelines are either informational or enforceable. The guidelines that are meant to be enforceable must be supported by Federal, State, or local legislation, or by a specific deed restriction. The ACC reviews and approves all plans for construction in the subdivision to assure conformance to the subdivision restrictions. It assures 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. It presents plans to the Board for beautification projects and it keeps up to date on local building codes and permit requirements and advises lot owners in this regard. This information can be incorporated into the newsletter.

Kevin stated that from March 2017 to March 2018 the ACC reviewed permits for 12 new homes, 3 sheds, 15 fences, 3 decks, 0 garages, and 8 other structures totaling 41. Kevin Craine discussed the Deed Restriction Guidelines he stated they are informational not enforceable and all are on the webpage as well as the Restrictions, Assessments and Easements of Rocky Creek Ranch.

Finance Committee: Committee Chair Sandy Stratton began her presentation by announcing her committee and stating the responsibilities of the committee which include conducting and audit of the corporate finances, working 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 and arranging for tax returns and 1099 filings. Sandy discussed the current budget for 2018.

Operations Committee: Committee Chair Sam Stanphill started by stating the responsibilities of the Operations Committee which are to oversee the maintenance and operation of the pool, private roads and common areas, advise the Board as to maintenance requirements and costs, obtain bids, purchase supplies and equipment, arrange and supervise maintenance of roads within the subdivision, and develop plans for future improvements to the park. Sam stated that our volunteer network in Rocky Creek is the reason we can maintain our park in good condition. He thanked the many volunteers. He stated the continuance of the upkeep of the pool and explained some of the improvements in the last year. Sam stated some of the damages from the hurricane that came through but cleanup efforts were done by volunteers. Sam announced some of the improvements planned in the near future. He stated new volunteers are always welcome.

Playground Sub-Committee: Committee Chair Laurel Taylor announced this was a sub-committee of the operations committee formed to help raise money to improve the playground in the park. This past year one fundraiser was a Community Yard Sale and the next one will be on April 21, 2018. Another was the Movie Night at the Pool. She stated we host one again but date is to be determined at a later date. She announced the committee is always looking for fresh ideas and volunteers.

Rules Committee: Committee Chair Kevin Craine started by stating that the Rules Committee is made up of all nine members of the Board and nine members of the general membership. There are openings for seven more non-board members. The responsibilities of this committee are to conduct a periodic review of all dedicatory instruments to ensure continued compliance, oversee all suggestions for changes to the Deed Restrictions, adopt and present to the association at a special or regular Board meeting all recommended changes to be considered, and work with the Administrative Committee to develop the ballot concerning and changes to the Bylaws or deed restrictions that met the threshold for conducting business.

Kevin announced the dedicatory instrument review timetable for 2018 to include but not necessarily limited to the following policies; Deed Restriction Petition Policy, Deed restriction guidelines, preceding the adjournment of the Texas Legislative Session; Bylaws, preceding the adjournment of the Texas Legislative Session; Alternative Payment Plan, reviewed on the even number years; Payment Guidelines, reviewed on the even number years, Copy & Reproduction, reviewed on the even number years; Schedule of Assessment, Charges & Fees, reviewed as needed, Adjacent Lot Agreement, preceding the adjournment of the Texas Legislative Session, and Deed restriction Vote, held on the Second Saturday in May.

Kevin stated the accomplishments for 2017 include reviewed Associate Membership Agreement, reviewed Liability Insurance Documents, updated the Open Records Policy, reviewed Notice, Appeal and Mediation Policy, updated the Resale Certificate Policy, reviewed Transfer Fee Policy, reviewed Use of Pool by Non-Owner Tenants, updated Facility and Parks Rules, updated Rental Form, updated Building Guidelines

State of the Association: President Ben Andrews gave insights on the RCMC organization name and membership. Ben reported that how we operate is determined by our governing documents. He stated the hierarchy of documents are as follows; (1) Federal, State and Local Laws, (2) Recorded Plat, (3) Deed Restrictions also called Declarations or covenants, conditions, and restrictions, (4) Articles of Incorporation, (5) Bylaws, (6) Rules, Regulations and Guidelines.

Ben stated that he has been on the Board for 4 years 3 of which he has been President. He said being President is less work than a committee chair. He asked for volunteers to sign up for Committees before they leave.

Laurel thanked Ben for his work and stated that he has been an asset to the Board. At this time Laurel Taylor announced the winners of the door prizes; Ron Love and Chris B.

Sergeant-at-Arms Marcella Passetto reported the Election Returns. She stated the ballots we counted and are as follows. Re-elected for a two-year term are Craig Schooler, Sam Stanphill, and Sandy Stratton. Newly elected for a two-year term are Jonathan Pearson and Stephen Spencer.

Open Forum: At this point President Ben Andrews opened the meeting up to the members to voice and concerns they may have.

Carm Andrews asked about the eye sore of rock and sand as to when the flag pole flagstone would be done. Sam stated it was in the works that the person that was going to come finish it had been extremely busy with other clients.

Bob Moore stated that residents are cutting the corner trying to turn off of Legacy Ridge. He stated that there is no stop sign on that road.

Ron Elkins stated that there are some cedar trees blocking the views on roads and wanted to know if they are on private property or could the county come trim the trees. Darin stated that TX DOT maintains anything 180' from the center of the road.

Marcella Passetto stated that our HOA is blessed with having young and old in the community and that we should watch out for our neighbors. She stated Next Door is great but let's try and keep our neighborhood wonderful by watching out for one another.

Dick Bagget stated that where Rocky Ranch T's into Rocky Ridge there is a Cedar Tree that you can't see around and cars have to pull way out there to see around it. It was stated that it is a public road and that is maintained by the county.

Mary Bagget announced her church does a backpack ministry and they are looking for help. She stated that they fill 400 ziploc bags a month to hand out to children at all 5 area schools who might not have food for the weekends during the month. Areas where you can help are first and foremost to pray, second volunteer to put together the bags, third bring requested food items, or fourth donate money to purchase food items. She stated if anyone is interested in helping to contact her.

Jonathan Pearson stated there seems to be people speeding down Desiree and with all the children getting on and off the bus it is not safe. His concern was that a child could potentially be ran over and it seems to be teenagers who are speeding. Asked parents to talk to their children. Myra Zumwalt stated that she has seen cars speeding up Rocky Ranch headed to 484.

Carl stated that he believes that school buses are some of the ones who speed through our subdivision. Darin suggested that he call the bus barn because the school district takes it very serious with their drivers.

Ron Elkins stated the hill by his house there are residents walking and if a car comes over the hill you can't see them until it is too late. He suggested people walking with the traffic if going up the hill.

Marcella Passetto asked if the CCSO gives out signs that can be posted saying children at play. Ben stated that when he was with the police department he found that often it is perceived that cars are speeding but they weren't. He suggested to call the sheriff's office and they are good to send someone out if you think there is speeding. He encourages more people to call that when residents call with issues it carries more weight than when the HOA President calls.

Jonathan Pearson stated about the accident with the woman in Mystic Shores who was hit jogging because someone was not paying attention. He stated he would hate to see a child hit, that they do not have the same instincts as adults.

At 11:14 a.m. President Ben Andrews stated that the business part of the Annual Meeting had concluded and the Board would now convene into Executive Session to elect officers and appoint committee chairs.

At 11:25 a.m., Vice-President Darin Zumwalt called the Executive meeting to order. The came out of executive meeting and announced that the following people had been elected or appointed:

President:	Stephen Spencer
Vice-President:	Darin Zumwalt
Administrative Committee:	Laurel Taylor
Architectural Control Committee:	Kevin Craine
Finance Committee:	Sandy Stratton
Operations Committee:	Sam Stanphill
Rules Committee:	Craig Schooler

Board elected for new check signers, Sandy Stratton, Stephen Spencer, Laurel Taylor and Jonathan Pearson.

There being no further business, President Stephen Spencer adjourned the meeting at 11:38 a.m.

Respectfully submitted,

Myra Zumwalt
Secretary/Treasurer