

RCMC BOARD OF DIRECTORS MEETING
Monday September 21, 2020

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

Tom Dunlap calls meeting to order at 6:43 pm.

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

Residents Attending: Dorothy Jackson, Al Pavonne, Mike Tomlinson, Joan Wray and Robert ?

Tom asked if there was any need to amend the minutes of July's meeting. There was none.

Laurel motioned to accept minutes as reported, Sandy second, motion carried.

Treasury Report- Myra reported that all of the rentals have cancelled due to COVID and refunds have been sent. It was asked if we should bring up the clubhouse occupancy to 75%. **Laurel motioned to leave the occupancy rate as is until the next meeting, Jonathan second, motion carried.**

Admin Committee- Laurel mentioned that the community will be hosting a food drive on October 2nd & 3rd with all donations going to CRRC as well as taking Subway trays to two of the Fire Stations on Tuesday, October 6th in lieu of National Night Out this year.

Laurel reported on the research she did for a new key pad for the pool gate. It would be 6-digit codes like the current one at entrance gate and cost would be \$3515.24. There will be a paddle exit to get out and the company is recommending putting up a mesh so you can't reach through and open gate. Dorothy asked why do we need a keypad if the front gate is already pass coded for entry. The Board explained that we still have foot traffic that walks in and this would allow only those who are supposed to be there into the pool area.

Laurel explained her idea on having a Truck or Treat on Halloween Night in the park so community members would not have to drive around through the neighborhood. She said each person could decorate their cars and hand out candy. Jonathan stated that Sattler usually has a truck or treat for kids. Laurel stated that this would be much safer. Jonathan motioned to have a Halloween Trunk or Treat in the park on October 31, Sandy seconded, motion carried.

Laurel stated that yoga will be starting again on October 6th and asked if we could have someone else be a key holder to help with teaching. She explained if she was not there that this person could let people in and lead the class. Mary Kresha has volunteered to lead class when Laurel is not there. After discussion permission was granted and Myra will make a key log for her to sign.

ACC Committee- Tom reported he had 4 weeks of no requests then finally had a fence, new home and a carport which he is waiting on more information for approval. Laurel asked status on renter and Tom stated that there was no change.

Financial Committee- Sandy reviewed financials for August. She reported as of right now we have about \$15,000 that we need to spend so that we are not taxed for it next year. Her suggestion was to purchase a new office computer and get the gate keypad for either the main or pool entrance. Laurel stated she would like to have a slide if there was enough and would get a new quote on that. Doug

asked about the liability of having a slide and Tom is going to consult with our attorney to see if there would be an issue.

Operations Committee- Jonathan reported that he has got all the gate codes entered for the changes Myra gave him, the basketball backboard has been installed and Dick installed the 30.07 signs at the entrances. Jonathan stated he got an email about the weeds in the volleyball court. Dick volunteered to take care of it. It was mentioned that the seams on the new flags have come loose. Jonathan stated he will go back to where he purchased them from and have them exchanged.

There were spots on the steps of the pool but when pool company came out it was just dust and debris and cleaned up with the vacuum.

New grass company was discussed. Tom asked Jonathan to get a statement of work and a legal contract from the suggested company for clarification and bring to the next meeting before a decision could be made.

Rules Committee- nothing to report.

Old Business

none

New Business

New Annual Fee- Myra explained as of today the CPI for the five-year period would be 9.05% which would raise our fee by \$8.05. The table seems to be changing with each month. Board tabled until next month before making the final decision on how much it will go up for 2021.

Gate Quotes- Tom reviewed the quotes that Misti received to update the front entrance. Sandy suggested to research the reviews on the equipment that the quotes were for. Myra asked if we can get the keypad that lights up because at night it is hard to see the keypad.

Insurance Quote- Myra reviewed the increase from the insurance company for 2021. Joan said in her experience at her last HOA that you had to have a lifeguard or the insurance was extremely high. Myra will be doing some research and bring back suggestions to next month's meeting.

Open Forum

Dorothy reported that she was almost attacked by a neighborhood dog while walking. She stated that there was junk out in front of this house as well. Tom informed her that on our website there is a formal complaint form that would need to be filled out and then the ACC will look into the trash but to contact the Sheriff's Office or Animal Control on the dog situation.

Joan stated that she loves the idea of the trunk or treat in the park for our community.

Tom stated next meeting will be on Monday October 19th at 6:30pm.

Board went into executive session at 8:12pm to discuss letter to renter.

Board came out of executive session at 8:13pm

Laurel motion to adjourn meeting at 8:14pm, Kim second.