

ANNUAL MEETING OF THE ROCKY CREEK PROPERTY OWNERS ASSOCIATION

SATURDAY, MARCH 13, 2021

Due to COVID19 the Annual Meeting of Rocky Creek Property Owners Association was held via Zoom video.

Ben Andrews called the meeting to order at 10:10am.

Present- Ben Andrews, Dick Baggett, Kim Coulter, Thomas Dunlap, Doug Duvall, Misti Garcia, Jonathan Pearson, Laurel Taylor, Sandy Stratton and Myra Zumwalt

Residents Attending- Sharon Duvall, Rhonda Koneski, Marcella Passetto, Jennifer Rodriguez

Ben asked if there was any need to amend the minutes of February's meeting other than those mentioned. There was none. **Jonathan motioned to accept minutes as reported, Tom second, motion carried.**

Treasurer's Report - Myra stated that out of 462 property owners there have been 310 that had already paid their annual fees. She said that this could be a record year with more owners paying. Myra mentioned that late fees will be added on March 15th to accounts that have not paid by then.

Administration Committee - Laurel reported this past year has been different for all of us. She stated that she has missed connecting with her neighbors at the Rocky Creek Ranch social events. Let's all look forward to being able to get together soon.

Laurel stated if the last year has taught her anything it is how truly blessed, we are. In the future she would like for us, as a community, to focus on giving back. She plans on combining some of our social functions with food drives, toy drives, coat drives, etc. The success of our Food Drive in October showed what a giving nature all of you have. Thank you for helping to keep our neighborhood awesome!

Architectural Control Committee - Tom reported that this year was slower than the prior year. Approvals year-to-date listed below.

Structure	2019 Approvals	2020 Approvals	2021-to-Date
House	24	10	1
Fence	14	10	1
Shed	9	12	1
Garage/Carport	1	3	0
Pool	1	1	0
Porch	1	2	0
Sidewalk/Slab	1	1	0
Greenhouse	0	1	0
Re-platting	0	1	1
Violation Letters	3	3	1

Finance Committee - Sandy reviewed the approved budget for 2021.

2021 Budget

Total Income – Assessments Only	41,620.00
<u>Administrative Expense</u>	
Filing of Liens	300.00
Gifts/Memorials	75.00
Legal Fees	1,525.00
Office Manager	6,000.00
Office Supplies	850.00
POA Functions	1,160.00
Postage and Delivery	1,000.00
Printing and Reproduction	100.00
Taxes Paid & Prep	150.00
Website	<u>400.00</u>
Total Administrative Expense	11,560.00
<u>Operating Expense</u>	
Electricity	4,300.00
Property & Liability Insurance	7,300.00
Property Taxes	600.00
Telecommunications	2,900.00
Trash Service	425.00
Water & Sewer	<u>1,200.00</u>
Total Operating Expense	16,725.00
<u>Park Expense</u>	
Caretaker	3,600.00
Clubhouse Supplies	500.00
Landscaping and Groundskeeping	2,500.00
Pool Service	5,500.00
Repairs and Improvements	<u>3,600.00</u>
Total Park Expense	15,700.00
Total All Expenses	<u>43,985.00</u>
Net Ordinary Income	- 2,365.00
Other Income – Fees & Interest Budgeted	<u>1,900.00</u>
Total Net Income	- 465.00

Operations Committee – Jonathan reported that another year has passed, and he hopes everyone in the neighborhood is doing well.

This year there has been some great upgrades to the park. A school bus was added to the playground as well as a new backboard to replace the broken basketball goal. Unfortunately we experienced some vandalism and we are going to have to replace the backboard again. Please, we ask that everyone respect all the amenities our park has to offer.

He also reported that a new key pad system was installed at the front gate and we are in the process of adding a keypad to the pool gate for extra security. At the pool we upgraded our cleaning service with our pool contractor. The result was a nice, clean pool all summer long.

Recently a locking mailbox was put up by the front gate and "No Open Carry" signs were posted at the front and back entrance to the park.

Jonathan reported that the board is in the process of upgrading the camera system. We are considering adding cameras at the playground, basketball court and volleyball area. This would make our park safer and deter vandalism. If you see vandalism, please report it to Jonathan so that he may get the proper authorities involved.

Rules Committee - Misti reported as we close out our fiscal year of 2020/2021, I want to say a big thank you to the community and everyone on the Rules Committee. With COVID this year was challenging on many levels. This year the Rules Committee was able to approve and updated the Park and Pool Policy. I look forward to seeing the continued growth of the community!

State of the Association - Ben welcomed those attending. He stated it's been a challenging year, to say the least. A year ago, we had to curtail our annual meeting because of COVID-19 and we haven't had an in-person meeting since. Hopefully, with more and more people getting vaccinated, we will be, more or less, back to normal in a month or two.

He wanted to thank all the board members and other volunteers for all of their hard work. Many of them have put in a lot of volunteer hours, in addition to meetings, maintaining the facilities and keeping the POA running smoothly. He stated frankly, without volunteers we wouldn't be able to do all of the things that make our neighborhood such a great place to live.

He thanked our two new board member candidates for stepping up when asked to serve, Rhonda Koneski and Jennifer Rodriguez.

Ben stated that you can see from the committee reports, everything has been running smoothly over the last year. Our finances are in good shape, and we haven't had any major issues come up. With a little luck, he thinks we'll have another good year this year.

Myra reported on the election returns. All ballots were counted and verified. Candidates re-elected for 2021-2023 term were Ben Andrews, Kim Coulter and Laurel Taylor. New candidates voted for 2021-2023 term were Rhonda Koneski and Jennifer Rodriguez.

Open Forum - Jonathan asked what could we do about the 18-wheeler with a flatbed trailer that is parked on Desiree next to an empty lot. He stated that it has been there for three days and has cones around it and it is facing the wrong way. Jonathan wanted to know if there is anything in the Bylaws or if we could send out a violation letter. Rhonda read the Bylaws that pertain to heavy equipment. Doug asked if the rules for businesses would apply. Ben stated that there is a rule about heavy equipment being stored on lots but since this was on public property that a complaint should be sent to the Comal County Sheriff's Office. He stated we only deal with control on private property. He also stated that unless we knew who's truck it was, we didn't know who to send a letter to. Jennifer stated that there was an abandoned vehicle on Desiree and the CCSO had it towed. Laurel commented to Jonathan to just call the CCSO and let them handle it.

Marcella asked since the Governor lifted restrictions would the clubhouse be open again and what is our policy going to be. Ben stated that our clubhouse has been open we are just at a 50% occupancy.

He said that the Board will be discussing the option to open up fully or leave as is at the executive session.

Ben announced that the board would be going into executive session at this time. He thanked all who attended via zoom and hoped to have in person meeting at next months meeting on April 19th at 6:30pm.

Board went into executive session at 10:50am to discussion election of board officers.

Board came out of executive session at 11:10 am.

Newly elected officers are as follows:

President- Ben Andrews

Vice-President- Doug Duvall

Admin Committee Chair- Laurel Taylor

ACC Chair- Rhonda Koneski

Finance Committee Chair- Sandy Stratton

Operations Chair- Jonathan Pearson

Rules Committee Chair- Kim Coulter

Secretary/Treasurer- Myra Zumwalt

Board voted to open up the clubhouse to 100%

Jonathan motioned to adjourn the Annual Meeting, Laurel second. Meeting adjourned at 11:11am

Respectfully submitted by Myra Zumwalt