

RCMC BOARD OF DIRECTORS MEETING
Monday May 18, 2020

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

President Ben Andrews calls meeting to order at 6:34 pm.

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

Residents Attending: Al Pavonne, Dave Barker, Bruce Orzachowski, Kathy Brister, John Bricks, Karen Duboise, Ralph White & Ben Lancaster

Ben asked if there was any need to amend the minutes of April's meeting. There was none. Laurel motioned to accept minutes as reported, Doug second, motion carried.

Treasury Report- Myra reported that she is continuing to receive assessment fees. She also announced that we received restitution money.

Admin Committee- Laurel stated that a newsletter was due to go out the first week of June and asked committee heads to turn in reports by May 29th. Laurel mailed out 7 welcome letters due to COVID but will do in person welcome at a later date.

ACC Committee- Tom stated that it had been busy with fence and shed requests and one new home request.

Financial Committee- Sandy stated that she will have financials at next meeting.

Rules Committee- No activity at this time

Operations Committee- Jonathan reported that the Board approved a new pump for the pool 2 years ago but it was never installed and only gaskets and seals had been replaced. Upon previous approval the pump was replaced for \$1589 with a variable speed pump that has a time released. Pump comes with a 3 year warranty and because we are a smaller pool they are looking to extend our warranty for 2 additional years. Jonathan explained that the pump when in use will be on high but then when not in use will switch to low to conserve energy. Sandy asked if someone has to physically go and switch it. Jonathan stated yes.

Jonathan noticed some stains on the bottom of the pool so the pool company will be coming out to do some warranty work with the possibility of having to drain the pool. Kim mentioned asking the pool company if they have to do warranty work if they will pay the water bill. Sandy suggested getting the work done before we reopen the pool.

Misti asked if we have a working document on what we have done with the pool listing what all has been done. Jonathan said he had started one when he took over the committee. Laurel suggested keeping a file in the office so we know when work gets done. Jonathan stated he has been keeping copies of all work from the vendors as they come in.

Myra mentioned that she was at the clubhouse and there are several red wasp nests right at the entrance of the clubhouse. She asked if those could be taken care of before we start renting again.

Jonathan stated the new basketball nets will go up soon but is suggesting to replace the backboard. The current one is falling apart. He also stated we need to replace the flags with a good quality set. Jonathan will look into finding them and will properly dispose of the current ones. Jonathan stated that the new swings are installed with Dick Baggett's help, who measured the elementary schools, they are at the proper height. While installing the swings they noticed an ant problem. They suggested cutting back the trees. He believes that is where the ants are coming from. Tom stated with oak wilt this is the wrong time of the year to be cutting them, Nov 1st- Feb 28th is when you can cut oaks. Laurel stated that the tree canopy is shading the playground. Tom gave other options to deal with the ants.

Old Business

Ben went over Attorney's response on whether or not we can suspend owner's access. Ben said we should set guidelines and Sandy agreed. Misti stated it is good to have that option and that the Rules Committee will take a look at it and come back with recommendations.

New Business

Pool Closing- Ben stated that the pools could open up at a 25% capacity. He stated we could not control the amount of people coming into the pool and don't have anyone that could disinfect after each attendee. Jonathan mentioned that the pool company said our pool capacity is 20 people. After discussion Laurel suggested not opening so we can do needed repairs then putting up a sign with recommended rules. Misti asked if the attorney had any input on the COVID and the liability of opening the pool. Everyone was in agreement to opening up with the recommendation of proper signage that states enter at your own risk and list guidelines.

Clubhouse- Ben asked if the clubhouse should be open for rentals. Sandy said if the stay at home is lifted to 50% on the 22nd then yes. Ben suggests opening with a 30 maximum allowed and ask renters to leave tables up so we can disinfect properly. Tom motioned to set occupancy by what is currently allowed by the Governor, new contract for the renters to sign and request renters to leave table and chairs set up when leaving so that we can clean properly Laurel second motion carried.

Land purchase- An owner contacted us about the land on the back entrance. They own the land on both sides of the entrance and they wish to purchase that land from the association or swap land if we still wanted a back entrance. Sandy asks who would be absorbing the cost of doing a swap? Misti said there would need to be a survey done and that we would need to make sure there is an equal size of land. Ben listed the advantages of selling or trading the land. After discussion Ben stated that he would talk to the owner letting them know that if there is a land swap that it would be at their expense and that the adjacent lot owner would need to be asked if they are in agreement to have an entrance adjacent to their property. Then they can bring a proposal to the Board. Ben stated he could not justify spending the Associations money for their convenience. Doug asked if we swapped land would there be a clear trail to put in a back entrance. Ben stated if they made a proposal to the Board that the land would need to be walked before a decision is made.

Open Forum

Bruce asked what kind of time frame for pool opening and he kind of work that would be done on the pool. Board said they hope the work could be done next two weeks and then could open. If the repair work could not be done in the next two weeks then the work would need to wait until fall to be done.

Jonathan stated it would all depend on how long the warranty is in effect and if is still in effect in the fall or if we would need to close again to have repairs made.

Ben announced that the Board will be going into executive session at this time. He thanked those who attended the meeting by zoom.

Board went into executive session at 7:44pm to discuss violations.
Board came out of executive session at 8:34pm.

Next meeting will be on Monday June 15th at 6:30pm.

Kim motion to adjourn at 8:35pm, Laurel second