

Meadows at Rock Creek Homeowners' Association

REGULAR MEETING OF THE BOARD OF DIRECTORS

****MEETING MINUTES****

Meeting Date: April 24, 2023

Meeting Time: 6:30pm

Meeting Location:

<https://us02web.zoom.us/j/89384389206?pwd=aXEzd0g5WnB1cjY1cXg1YnNNZW5FZz09>

6:39pm

Call to Order

Meeting was called to order by Zach Aaron.

Roll Call

Members of the Board: Zach Aaron, Alaina Weimer, Tammy Furness and Julie Ann Troxler were in attendance. Property Manager James Tungsvik also attended. Kristin Jones joined late.

Approval of [Previous Meeting Minutes](#)

Tammy Furness motioned for approval, Julie Ann Troxler seconded the motion. The motion was approved unanimously.

Meeting Agenda

6:40pm

Financial Report and Summary:

- Collection/Compliance Actions: James recently sent out financials to board members. Financials are currently in order. Late letter series was sent out, more homeowner payments anticipated to arrive in April. Homeowners with balances will receive an Intent To Lien notice. Homeowners have at least a couple of weeks from this point to submit payments. Upcoming end of May or beginning of June will be the appropriate time to discuss where we stand on homeowners' accounts. Portal has been effective for homeowner payments. It was brought up that credit card processing goes slightly slower. Some homeowners may have gotten a slight delay in payment notification even after payment was made. Confirmed Vantaca does auto generate a confirmation. It was recommended that the fee waiver notifications go out a few days later after payment so that homeowners who pay do not also receive a late notification.

Unfinished Business:

- Annual HOA Survey: Kristin Jones - As of 4/18 only 23 responses have been received to-date. Additional Facebook post and request for James to send our reminder email

by 4/23/2023 has been made. Survey ends on 4/30/23. Survey is located here: <https://www.meadowsatrockcreek.com/annual-survey>. A summary of findings will be provided in the May Board Meeting.

- In-person Quarterly Meeting - This item is tabled until May meeting pending feedback from Survey.

New Business:

- Maple Valley New Tree Removal Ordinances: [Supporting Document](#) Duplex/Fourplex
- Ruling/HB 1110 - [Seattle Times Article](#) | [King County ADU Info](#)
Currently the position of the states of Oregon and Washington is that this Duplex/Fourplex Ruling HB1110 legislation has not yet been approved to single-family associations due to covenants already in place. Homeowners associations must have clear rules on how that land will be used. Most homeowners associations assume it means one house, one lot. Further discussion will be forthcoming. It will need to be reviewed how that will apply to Meadows At Rock Creek. Review the Seattle Times linked in Minutes to familiarize with the ins and outs of this potential legislation. June 29th will be board training to discuss. Again, as of this time, the legislation has not been approved for single-family associations. Further discussion anticipated.

Neighborhood Project Updates:

- Kent Kangley Fence 2nd Repair & Painting: Kristin Jones & Zach Aaron- Kristin requested VPS to add additional planks to reinforce the back side of the new fence section along Kent Kangley. We also requested VPS to match paint on the new fence. Waiting on response from VPS.
- Annual Bark Replacement: Redoing the bark in our community was also discussed. It is recommended that we do not use our current landscaping company to keep the cost competitive. A third party is recommended. Bark King is the current vendor. Goal is to get on a regular barking schedule, set for mid May or so. James recommends adding Tonya at barking.com to our email correspondence. Initially, inside barking is to be slated for this year. Outside is slated for next year, 2024. Although we may flip that schedule depending on landscaping to be done in 2023. James to open the door for Bark King correspondence.
- Landscaping along new fence and overgrown area by the Reserve: Alaina Weimer- Will be reviewing with VPS on what economical changes we need to make/adjust for a more cost effective solution for this area. Alaina to receive the current invoice from James to review. A walk through with Donita at VPS will be scheduled to discuss our needs in that area.
- Playground Inspection: Alaina Weimer - After reaching out numerous times to CME contact, Carrie, we have not heard back to schedule inspection. Will reach out again to her and also to supervisor to move forward on this project. If no correspondence is forthcoming, research for another vendor will commence.
- Landscaping Refresh: Kristin Jones & Julie Ann Troxler: Requested an additional written bid from VPS for landscape refresh. As of 4/18, this has not yet been received. Julie Ann has also confirmed she has not received a written bid as of 4/24.
- Vehicle Make/Model & Tag Entry in Portal: Kristin Jones - Ability is there in Vantaca software to track owner vehicle information, but, as of the moment, it will not allow

for the homeowner to have access to enter that information personally. Meaning, it is not currently connected for homeowners to manually propagate their own information. We may need to reach out to have owners submit their tag information that can then be entered into our portal system. The fields are there to do the data collection, however, at this time HOA management will have to input that information. Owners could potentially have to complete a hard copy residential information form for this to be accomplished.

- Homeowners Portal Access: It is confirmed that homeowners can go into the Association Contact page in the Portal and see board members' personal information. There is a help ticket already submitted for remedying this situation. Action for James is to review board member visibility to the community.
- Street Lights Addition: Julie Ann Troxler- Julie Ann made a solid contact in the light pole division of PSE. PSE will install our needed park light. They suggested that we would most likely need one 25-foot light, complete with a concrete pole and a cobra head light so it blends in well with the current neighborhood aesthetic. Trenching will also be required. Minimum cost to be around \$15,000-\$21,000. Installation will not take place by this summer, but by year's end when materials are released from back order.

Approval of Additional Light Post In Back Park To Be Installed by PSE

Julie Ann Troxler motioned for approval, Tammy Furness seconded the motion. The motion was approved unanimously.

- Uneven Sidewalks: Eric Jones- Send Eric an email requesting current updates on project.
- Speeding Issues: Eric Jones- Send Eric an email requesting current updates on project.

Committee Updates:

- Architecture Committee: Julie Ann Troxler - Will discuss turf approval in Executive Session. No open ACC projects currently. Roof replacements have been approved and nothing is currently pending.
- Social Committee: Rebecca Banasky-Jones - Send Eric/Rebecca an email requesting information on upcoming social events. Neighborhood Garage Sale (June 15-17) is up and coming. End of school year popsicle event will be end of June.
- Parking Safety Committee: Eric Jones - Kristin to follow up with Eric on safety committee. Discuss and follow up on vehicle parking notifications.

Open Forum: Neighbor Comments

- *No homeowner's attended*

7:53pm

Motion to Adjourn: *Kristin Jones motioned to adjourn, Tammy Furness seconded the motion. The motion was approved unanimously.*