

*Meadows at Rock Creek Homeowners' Association*

# REGULAR MEETING OF THE BOARD OF DIRECTORS

**\*\*MEETING MINUTES\*\***

**Meeting Date:** 05/22/2023

**Meeting Time:** 6:30pm

**Meeting Location:**

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

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6:35pm **Call to Order**  
Meeting was called to order by Zach Aaron

6:36pm **Roll Call**  
Members of the Board: Zach Aaron, Alaina Weimer, Tammy Furness, Kristin Jones were in attendance. Property Manager James Tungsvik and Elija Garcia also attended. Julie Ann Troxler and Eric Jones were absent.

6:342pm **Approval of [Previous Meeting Minutes](#)**  
*Alaina Weimer motioned for approval, Tammy Furness seconded the motion. The motion was approved unanimously.*

## **Meeting Agenda**

6:42pm **Financial Report and Summary:**  
Reports were sent to directors via the portal. We will review the aged receivable report in executive session to determine if additional collection actions are needed.

6:44pm **Unfinished Business:**

- [Annual Homeowner Survey Presentation](#): Outlines high level summary of the results from the survey conducted 4/1-5/1/2023.

7:05pm **New Business:**

- No new business

7:05pm **Neighborhood Project Updates:**

- [Annual Bark Replacement](#): Zach Aaron: Reached out on 4/24, followed-up twice and awaiting response. Will do a better job reaching out in the winter to get on their calendar. May consider Aardvark if we do not hear from Bark King within the next week.

- Landscaping along new fence and overgrown area by the Reserve: Alaina Weimer: Met with Donita 5/15 due to first bid was \$36K, so went back to the drawing board on what could be done to reduce costs. Things that have to be done are irrigation and bark to fill in, clean-up of the overgrown. Could do cedar trees now and wait on the fillers later. We can also prescribe a budget and they will work within it to provide a plan. Also discussed painting fence - they will do their best to match it. Advised her to send to James to get it complete once it is received. The fence \$341.99 plus tax is approved as presented.
- Playground Inspection: Alaina Weimer: New contact and tentatively set to have inspection on 6/6/23 and requested to know time so she can attend.
- Landscaping Refresh: Kristin Jones & Julie Ann Troxler: Have not yet received an updated bid from VPS. Speaking to Jason on 5/23 to request updated bids on all 3 projects for the four corners and boulevard. We will then look at these projects with overgrown area by the Reserve to decide where and how to spend.
- Vehicle Make/Model & Tag Entry in Portal: Kristin Jones & James Tungsvik: This functionality is on the list of future upgrades for owners to be able to input, but in the meantime we will have to have a work around. The proposed solution is to create a webpage on the main website with the survey monkey link and PDF for people to submit via email/mail. Provide a deadline and then start sending notifications for non-compliance once the deadline passes.
- Homeowners Portal Access: James Tungsvik - This is higher item on the list for Vantaca. No ETA on fix at this time. Board members should just load phone number as ATC. Can set up dummy email if preferred.
- Street Lights Addition: Julie Ann Troxler: no updates at this time.
- Uneven Sidewalks: Eric Jones: Email sent to Eric on 4/28/23 and on 5/22/23 requesting updates.
- Speeding Issues: Eric Jones: Email sent to Eric on 4/28/23 and on 5/22/23 requesting updates

8:19pm

**Committee Updates:**

- Architecture Committee: Julie Ann Troxler: All requests are up-to-date. No other updates at this time.
- Social Committee: Rebecca Banasky-Jones - unable to attend, will email for updates.
- Parking Safety Committee: Eric Jones: Updates as of 6/6/23 - fliers have been placed on vehicles. Consistent patrolling is still an issue due to time constraints.

8:19pm

**Open Forum: Neighbor Comments**

*Each member will have up to 5 minutes, unless time permits otherwise. Please provide your name and address prior to providing a comment.*

- *No homeowners were in attendance*

8:19pm

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

8:19pm

*Board went to Executive Session.*

8:49pm

*Board Returned from Executive Session. The following motions were made following executive session:*

*Decision was made to move forward with legal actions for Div 1 Lot 51 to assist in next steps for compliance enforcement.*

8:50pm

*Zach Aaron made a motion to adjourn, second by Kristin Jones. The motion was approved unanimously. Meeting Adjourned.*