



ROCKY CREEK

PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting February 2017 Minutes

Meeting Date: Thursday, February 16, 2017

Time: 600pm-700pm

Location: Hockley Community Center

Meeting Attendants:

Denise Murtha, President
Rick Cummins, Vice President
Laura Tijerina, Secretary
Jim Hoover, Property Manager - ABSENT
John Nguyen, Board Member - ABSENT
Arlan Green, Board Member
Blake Hunt, Board Member
Property Owners - Dixon

- I. **Call to Order** – 6:10p
- II. **Establish Quorum** – a quorum was present.
- III. **Approval of Previous Board Meeting Minutes** – tabled.
- IV. **Actions Between Meetings**
 - a. **Vote Extension** – voted to extend the assessment vote to repair the erosion.
- V. **Meeting Format** – adopted over 1 year ago to institute some formality to the meetings. Parliamentary procedure followed. If an item is on the agenda, that item will be discussed in the agenda order. Members are asked to act in a respectful manner in their comments.
- VI. **Property Owner Forum**

Question as to owners that want to run for a board position and present biographies. (To be addressed in meeting agenda.)

What is status of the lake committee? Has been disbanded for now.



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VII. Presidents Report

- a. Assessment Vote – vote was extended. 36 votes received. Assessment increase passed. Regarding the assessment time period (after loan is paid off), there were not enough votes to address this.

VIII. Vice President's Report

- a. Architectural Control Committee
 - i. Approvals/Requests – 1 build approved and recently started.
 - ii. Current Builds – Currently 1 new start. Mercury Home and one personal home under construction.
 - iii. Audits – no report
- b. Deed Restriction Committee – 1 report regarding dogs.

IX. Secretary

- a. New Member Report – 1 for January.

X. Treasurer Report

- a. Financial Report – No report. Arlan is waiting on update from Magnolia Property Management.

XI. Property Management Report

- a. Mowing – will start in March.
- b. Mailbox light – is now working.

XII. Current Business

- a. General
 - i. 2017 Goals –
 1. Erosion Repair
 2. Property Owner Engagement
 3. Signs – No Swimming & No Boats signs are needed to fulfill insurance requirements.
 4. Enforce Deed Restrictions – management company does charge to conduct inspections. We need to decide whether to pay Magnolia Properties, or police community as a board. The board would prefer to have Magnolia Properties inspect, but need to review pricing.
 5. Website Improvements
 6. Evaluate Vendor Contracts & Engagements
 - ii. Laura motioned to accept this list; Arlan seconded. All approved.



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- b. Financials
 - i. Loan application – Lisa and Denise working on loan application. All processes will restart due to time that has elapsed.
 - ii. Assessment invoices – Need to send invoices to collect additional assessment. Laura motioned to have invoices sent; Arlan seconded. All approved.
- c. Property Mgmt - None
- d. Misc – None

XIII. New Business

- a. General
 - i. Loan application – (see Current Business – Financials)
- b. Annual Meeting –
 - i. Date & Place: April 20th, Hockley Community Center.
 - ii. Checklist – Denise will send to Board Monday 2/20.
 - iii. Elections – 2 positions – President and Property Manager.
- c. Financials
 - i. Taxes – Lisa sending property tax information next week. The lake is still filed incorrectly; this needs to be rectified. Back taxes were paid, so now we can correct the filing status and such, lower the taxes for the future.
- d. Property Mgmt
 - i. Mowing audits – 3 people conduct audits. Rain can complicate the audit. Jim is one auditor. Arlan and Blake have agreed to assist. Mowing to be done by the end of the month. Denise to work on Mowing Guidelines to be distributed to owners.
- e. Miscellaneous – None.
- f. Next Board Meeting - March 16, 2017.

- XIV. Executive Session** – Held to discuss a deed restriction issue. Board voted to ensure that all measures will be taken to enforce the Deed Restrictions. This issue is being addressed by the property management company.

The election process was discussed and will be conducted per Art. IV., number 4. of the Bylaws of the Rocky Creek Property Owners Association, Inc.

- XV. Adjournment** – Laura motioned to adjourn; Arlan seconded.

Meeting was adjourned at 7:19pm.