

ROCKLAND CREEK HOMEOWNERS ASSOCIATION

Annual Meeting

April 28, 2018

The Rockland Creek Homeowners Association (RCHOA) annual meeting was called to order at 10:03 AM by President Gary Bullis at Rehoboth United Methodist Church, 18580 Partlow Road, Beaverdam, VA.

President Bullis welcomed all in attendance and added that it seemed to be the lightest attendance he had seen for an annual meeting. (15 of 169 properties were represented).

Minutes of the May 6, 2017 annual meeting were read. There were no additions or corrections. Ben Colley, lot 25, moved to accept the minutes as read and Allison Garber, lot 32, seconded the motion.

Officer Reports:

Secretary, Charlotte Cochard, reported that there have been 9 Property Owners Association packets processed since the last annual meeting.

Treasurer, Jackie Rowe

There is \$67,079.39 in the checking account as of March 31, 2018 and \$14,391.44 in the money market account as of March 31, 2018. In the Boat Slip Maintenance Fund there is \$23,158.70. President Bullis asked if the Boat Slip Maintenance Fund is part of the total cash on hand. Treasurer Row replied yes. The complete report is on file with the secretary. Treasurer Rowe explained that the income and expenses since the last meeting have been normal. The only difference in the income is the charge for POA packets. Since February, 2018, the fee for POA packets provided electronically is \$25. Hard copy packets are still \$75. The income from the one-time assessment for the walkways in the boat ramp area totaled \$2300 as of February 8, 2018. Two property owners owe the assessed amount. Those accounts have been turned over to the attorney.

Vice President, Glen Elmore

VP Elmore thanked all of those who have helped the association by doing things in the neighborhood. He stated volunteers are always needed to keep the association viable. If you see something that needs attention please take care of it or notify a member of the executive committee so that action can be taken.

President, Gary Bullis

President Bullis announced that Jackie Rowe will be leaving the community next month, and we need a volunteer to fill the position of treasurer. We are looking hard for a volunteer and, also, looking outside the community for options in case we need to hire a treasurer. If we need to hire someone, it will impact our expenses and we will have to increase dues. Hopefully we will not get to that point. We need the community to help find someone within the association to volunteer.

President Bullis also announced that the executive committee will meet twice a year, one time being the annual meeting. Between meetings, business will be conducted via email and telephone. In addition, the expense and time required to produce and mail the letter announcing the annual meeting are considerable. The more that we can do electronically will save money and time. President Bullis asked for feedback regarding this option. He commented that we would have to contact members to get agreement on the use of email for association business. Ben Colley, lot 25, and Allison Garber, lot 32, commented favorably on the use of email. Allison Garber recommended the use of email addresses already provided to reduce the workload of contacting members for their concurrence. Maintaining current email addresses does require effort. George Koditek, lot 169, suggested using the website more and driving the traffic to the website to get HOA news. Rick Frey, lot 7, suggested linking the annual letter email to the website.

President Bullis summarized that we will be transitioning to more electronic use. Charlotte Cochard added that our website is maintained only by the good graces of volunteer, Darla Frey, lot 7. Increased website use will require increased website maintenance, which will require a willing volunteer or paying someone to maintain.

President Bullis thanked Darla Frey for her website work. She also set-up the website, which saved the association that expense. Volunteers continue to save us money and help to prevent having to increase dues.

Committee Reports:

Construction Coordination Committee – David and Tracy Embrey, Co-Chairs absent. There has been little activity in that area.

Dock Chair – Bill Boggs, Chair, absent.

Beautification Committee – Nancy Kail, chair, absent. Thanks to all who help maintain landscaping at the gates and common areas. Thanks to Kathie Goc for the gate decorations.

Old Business:

Dock repair – An unsolicited proposal was received to re-do all the docks. The range of cost was \$30,000 to \$60,000 depending on the materials used. President Bullis consulted with another dock builder regarding what time of year the work could be done and was told that spring and fall were not a problem. Other considerations are how to mitigate the cost by using a phased approach, with the least troublesome parts done last. For financial reasons, the progressive approach is deemed reasonable.

Rick Frey, lot 7, asked if only boards would be replaced. President Bullis replied that boards would be replaced and other issues addressed as they arise; the likelihood that underwater structure needs work is low; problems under the deck boards is unknown until the boards are removed.

Allison Garber, lot 32, suggested that contractors be asked to inspect/assess the underpinnings from underneath and if damage is found, replace that section of the dock. President Bullis replied that we will consult with experienced dock people before making a final decision.

New Business:

Budget – President Bullis explained the method and process of association budgeting in that it is based on income and expected expenses by categories. When the proposed amount(s) are not used in the categories the unused portion is transferred to the reserve fund.

Allison Garber, lot 32, asked where the extra \$17,000 in dues came from. Treasurer Rowe explained that it was an adjustment/correction to the accounting records and not an actual increase in income. Allison Garber, lot 32, moved to accept the budget as proposed. Ben Colley, lot 25, seconded the motion.

Ramp code – effective June 1, 2018, the ramp code will be 5438 (LIFT).

Contractor code – effective April 28, 2018, is #2129. That is the code to be given to contractors that owners hire to come into the community to do work.

Election of officers –

President Bullis asked Vicki and Ben Colley for the report of the ballot count. Ben Colley reported that we had a quorum of property owners and that there were no write-ins. Five responses also checked that they would be willing to serve. President Bullis added that he had received two emails and regarding serving and he will be in touch with those members.

President Bullis asked for a motion to accept, by acclamation, the slate. Sandy Bowser, lot 31, moved to accept the slate. Debbie Bruning, lot 165, seconded the motion. Gary Bullis and Glen Elmore are re-elected president and vice-president respectively.

President Bullis explained the nature of our HOA and that according to the Declaration(covenants), the only responsibility of the HOA is to maintain the roads (and gates) and common area.

Open Forum:

Dues – President Bullis explained that no one advocates raising the annual dues; and that, to date, we have successfully avoided that. The possible consequences of not having volunteers manage the association are to pay for management or abolish the HOA, which is complicated by the fact that we have the responsibility to the county to maintain our roads.

Allison Garber, lot 32, added that perhaps there is a happy medium. While the association has done a commendable job, costs have gone up. A \$100 increase in the annual dues would put some extra money in the fund to do some things or to increase the reserve to handle major expenses.

President Bullis reminded that the dues are for maintenance and that capital improvements still require a special assessment.

Sandy Bowser, lot 31, commented that if the area looks run down, people don't want to live there. Maintenance is important; but, if it is a struggle because the dues are low, area will look run down. Beautification is part of maintenance. President Bullis replied that the Peeks contract will address that and to collect money to hold more money is not a popular thing.

Allison Garber added that it would not be to hold money, but to take care of things such as dock repairs that she has been hearing about for 6 years.

Treasurer position – Jackie Rowe explained that one of the things she has done is to produce a manual to help a new treasurer transition into the position.

Lake Anna Civic Association (LACA)– Charlotte Cochard encouraged all Rockland Creek HOA members to join LACA and to take notice of the Spring newsletter, which has lots of good information.

Property Owners Association(POA) packets – Charlotte Cochard reminded members that state law requires that any sale of property in the HOA requires that a POA packet go to the buyer in advance of settlement.

Ben Colley, lot 25, added that it is an important point because not all buyers get the correct information before settlement.

Tom Hoioos, lot 12, added that he did get a packet, but that he had already read most of it because the documents that are on the website.

Gary Bullis added that there are things in the POA packet that are not on the website, such as gate codes.

Community Yard Sale – Darla Frey and others have organized a community yard sale for May 5, 2018, starting at 8am. Darla asked if the gates could be left open for the yard sale. Glen Elmore will take care of that.

Kathy Koditek, lot 169, moved to adjourn. Jackie Rowe, lot 71, seconded the motion.

The meeting adjourned at 10:58 am.

Respectfully submitted,

Charlotte J. Cochard, Secretary