

Rockland Creek Homeowners Association

Executive Committee

January 19, 2017

The Rockland Creek Homeowners Association Executive Committee Quarterly Meeting was held on January 19, 2017 at the home of Gary Bullis. President Bullis called the meeting to order at 7pm. The following members attended: Gary Bullis, president; Glen Elmore, vice president; Amy Dixon, treasurer; and Charlotte Cochard, secretary. Also in attendance were Debra Bruning, former treasurer; Melody Hansen, chair, Construction Coordination Committee; Nancy Kail, chair, Beautification Committee; Billy Boggs, chair, Dock Committee; Rob Bruning, lot 165; and Sandy Bowser, lot 31.

The reading of the minutes of the October, 2016 meeting was waved because all members had received emailed copies of the minutes and the minutes are posted on the website. The secretary made two corrections to the minutes as follows:

Under Committee Reports, Construction Coordination Committee, the sentence beginning "Melody Hansen asked the Executive Committee..." is corrected to read "... to replace her as committee chair ...".

Under Old Business, Common Area, the second sentence is corrected to read "This will be referred to the executive committee."

Glen Elmore moved to approve the minutes as corrected and Gary Bullis seconded. The minutes were approved as corrected.

Officer Repots:

Vice President – Glen Elmore complimented how the residents handled the recent snow.

Treasurer – Gary welcomed new treasurer, Amy Dixon. The transition of responsibilities and authorities is complete. Former treasurer Debra Bruning submitted the treasurer's report (attached) and reported that as of January 17, 2017, 4 property owners are delinquent for 2017. Outstanding accounts will be turned over the attorney.

Secretary – There have not been any requests for POA packets since the last meeting. One of the two No Wake buoys from the cove broke loose, was retrieved, and is in the Cochards' yard. Billy Boggs and Glen Elmore will arrange to re-set the buoy in accordance with applicable regulations at the correct GPS location.

President – Gary Bullis reported that, in the past, the association has carried several separate insurance policies. Recently, the policy covering the entrance gates was not able to be renewed. Replacement or alternative coverage was researched. A new policy that bundles all the coverage required was obtained.

The gate at the Fisherman Way entrance was damaged. Estimates for repair are needed in order to submit the claim. It has been difficult to get businesses to respond.

Committee Reports:

Road Committee – no report.

Construction Coordination Committee – Melody Hansen reported no requests for review since the last meeting.

Dock Committee – Billy Boggs reported cleats were installed on the boat ramp dock. He will wait until spring to replace boards on the piers.

Beautification Committee – Nancy Kail reported that Kathy Goc provides the seasonal decorations for our gates and her efforts are much appreciated. Residents are very complimentary.

Old Business:

Review of Declarations (aka covenants) – Vicki Colley chairs that committee, but was not able to attend the meeting. The committee submitted an outline of proposed changes with the intent of having the executive committee review. Glen Elmore is trying to contact the attorney who offered to help with the correct wording of the changes.

Date for the Annual Meeting – Charlotte Cochard moved the meeting be held on May 6, 2017. Glen Elmore seconded the motion. The meeting will be at 10am. The location is to be determined.

Election of officers – The offices of secretary and treasurer are up for election this year. President Bullis asked Amy Dixon if she would be willing to run for treasurer. She agreed. He asked Charlotte Cochard if she will continue as secretary. Her answer is pending.

Proposed change to the extended property lines at the shore line at the common area- Property owners of lot 25 propose a change to the extended property lines and that they assume responsibility for maintaining the waterfront there. The executive committee will review on-site before deciding.

Open Forum:

Glen Elmore extended thanks and appreciation to Debra Bruning for accepting the position as treasurer. Volunteers are tough to get and seldom appreciated. Thank you Debbie!

Charlotte Cochard announced that the VDOT project to improve the bridge on Fairview Road, which was originally scheduled for December, 2016 is not scheduled for March, 2017. Fairview Road will be closed during the project.

Amy Dixon reported that a transformer box between lots 106 and 107 has a blinking light. Gary Bullis recommended checking the box as to which utility it belongs to and contact that utility company.

Melody Hansen asked what are the lines being installed? Gary Bullis responded that they are Comcast/Xfinity lines being installed underground.

Nancy Kail recommends that the executive committee look seriously at the structural integrity of the walkways onto the piers in the common area. Gary and Glen will take another look at the area. They have an idea of way to improve both walkways using a ¾" rubberized mat that is used in horse stalls.

Nancy Kail asked about the plan to evaluate the roads, and stated that Rockland Landing Road needs attention. Gary Bullis stated that the roads will be re-evaluated in the spring.

Nancy Kail reported that the drain at the Fisherman Way entrance is not draining and standing water is a problem. In addition, she requested that the intersection of Rockland Landing and Fisherman Way be examined for drainage problems.

Nancy Kail requested that there be communication by email to residents when there is an issue of interest, such as when a gate is open. She thinks it would cut down on calls to the president. Discussion ensued regarding the pros and cons of "a community communications officer." Nancy volunteered to send out notices when the executive committee wants to send out a notice.

Sandy Bowser commented on the stones that were pushed by a plow after the snow from the Rockland Creek gate. Gary stated that plowing was not authorized. When plowing is ordered, the company uses equipment to prevent damage to the roads.

Glen Elmore moved to adjourn the meeting. Charlotte Cochard seconded the motion.

The meeting was adjourned at 8:10pm.

Charlotte J. Cochard

Secretary

Attachment:

Treasurer's Report

