

Rockland Creek Homeowners Association

Executive Committee

October 13, 2016

The Rockland Creek Homeowners Association Executive Committee Quarterly Meeting was held on October 13, 2016 at the home of Gary Bullis. President Bullis called the meeting to order at 7 pm. The following members attended: Gary Bullis, president; Glen Elmore, vice president; Debra Bruning, treasurer; and Charlotte Cochard, secretary. Also in attendance were: Melody Hansen, chair Construction Coordination Committee; Nancy Kail, chair, Beautification Committee; Billy Boggs, chair, Dock Committee; Sandy Bowser and Joe Buohl, lot 31; Rob Bruning, lot 165; Vicki and Ben Colley, lot 25; Nancy Elmore, lot 146.

The secretary read the minutes of the July, 2016 quarterly meeting. Glen Elmore moved to accept the minutes as read, Debra Bruning seconded the motion. The minutes were approved as read.

Officer Reports:

Vice president – Glen Elmore reported the pilings in the common area are fixed and the rights of way/roadways are being cleared of overhanging branches. Gary Bullis reported he has had positive feedback about the work and one negative comment.

Treasurer – Debra Bruning provided a written report (attached) and reported that, as of 10/12/2016, 24 property owners have not paid their annual dues and late notices were sent out. The tax information was sent to the accountant and the forms are ready to be filed. Debra announced that she is giving 60 days notice for the association to find a replacement for the position of treasurer. The committee discussed the importance of the position and options for filling the position. Debra recommends that the person filling the position be here as much as possible or make it a paid position.

Debra also reported that one gate was struck by lightning and the repairs were reimbursed by the insurance company.

Gary Bullis discussed the importance of association volunteers to keep the association viable. He, too, is looking for someone to step up for the position of president.

Secretary – Three requests for Property Owners Association packets have been processed.

President – Gary Bullis and Glen Elmore surveyed the community for fallen trees and unsightly debris on lots and letters to applicable property owners were included in the annual dues letters. He received some feedback from property owners. A dead tree along Fisherman Way that was in danger of falling in the road was cut down. Gary also reported that the gates have been operating okay.

Committee Reports:

Road Committee – Chair, Greg Collins, is not a full-time resident and therefore not able to attend. No report.

Construction Coordination Committee – Melody Hansen reported one new construction request was approved. S&R Builders disputed the \$1000 road bond requirement. Charlotte Cochard reported that the letter in the POA packet was revised to be specific about construction requests and the need to read the requirements as posted on the website. The bond for lot 98 has not been received.

Melody Hansen asked the Executive Committee to replace her as committee chair because her husband's health takes priority.

Dock Committee – Billy Boggs reported that four boards need to be replaced on the dock and he will replace. Left hand dock needs more repair.

Beautification Committee – Nancy Kail reported the committee has 8 regular members and additional volunteers to maintain both entrances. Thanks to Tom King, Nancy and Glen Elmore for trimming the shrubs at both entrances. Thanks to Kathy Goc for the seasonal decorations on the gates. The committee weeded and cleaned up at the dock area also. Some Fisherman Cove residents are going to volunteer to help at the Fisherman Way gate. All volunteers are welcome!

Old Business:

Clearing of the road right of way continues.

Review of declaration (aka covenants) – Vicki Colley reported the committee continues working on the review and that they are looking at combining the four separate documents into one.

Common area-

Billy Boggs recommends that a change be made to the status of the end of the dock as part of common area versus a place for boat docking. This will be referred to the executive committee.

Billy Boggs recommends improvement to the paths at the docks. Wash out in these areas is dangerous.

Joe Buohl, lot 31, proposed that a dues increase may be needed to improve the ability to maintain and improve the common areas and to maintain property values. Ben Colley, lot 25, supported the proposal. The discussion included the debate about the common area bulkhead. Gary Bullis explained the philosophy behind using rip-rap for the waterfront. Sandy Bowser, lot 31, questioned what would happen if the association incurred a lawsuit due to an injury in the common area. Melody Hansen reported that the launch dock needs attention. Dock cleats will be installed by Billy Boggs.

Nancy Elmore, lot 146, reported that she had researched the estimates for an additional gate at the entrance to the common area. An installed gate costs \$13,000 for a gate from Mid-Atlantic. A DIY kit costs between \$900-1800. She is still researching the cost of a card-keyed entry system. Gary stated that Virginia Door installed the two entrance gates.

The consensus of those in attendance was that the use and abuse of the common area by non-property owners continues to be a serious problem.

Nancy Kail asked about the budget line item for boat slip maintenance – what does it pay for? When dock repairs are needed, what budget line item pays for that? Debra Bruning stated that comes from the common area funds. Gary Bullis stated the responsibility for maintaining the dock is paid for by the funds from the boat slip agreement and by the association dues. Repairs on the main dock and ramp are the responsibility of the association. Nancy Kail asked what follow-up would be done to address the continuing needs in the common area. Gary Bullis stated the committee will evaluate with Billy Boggs, Dock Committee Chair. If there is a proposal to raise dues and boat slip fees in order to make repairs and/or improvements, it must be presented to the association membership for their consideration at the annual meeting.

New Business:

Nancy Elmore, lot 165, presented a complaint that vehicle parking on the roadside at lot 117 is dangerous and a nuisance. Gary Bulls stated that he has told the property owner that numerous complaints have been made, but that these are private roads and any complaint must pertain to the restrictions under the covenants. Nancy Elmore stated that the only provision she could find was under the area of “nuisance vehicles.” A lengthy discussion ensued as to what can be done and what legal grounds we have to act. If the current covenants do not address the conditions that deal with this complaint, then we would have to propose a change that would allow action in such a case. A change to the covenants requires 2/3 approval by the membership. The current continuous nuisance should be dealt with under the existing complaint process.

Ben Colley ask what is the agreement with local law enforcement regarding jurisdiction. Several members explained that if it's a violation of law, county sheriff can respond.

Debra Bruning offered the position that, regardless of the problems discussed, this is a very nice community that we are fortunate to enjoy. We need to get more people to understand all that is done for the community and that we need more people willing to be involved. Those in attendance discussed ideas to get people together and getting to know one another to encourage a sense of community.

Glen Elmore recommended a Welcome Committee to encourage new members to get involved. Debra Bruning volunteered to chair such a committee. Vicki and Ben Colley and Nancy and Glen Elmore volunteered to participate.

Glen Elmore moved to adjourn. Debra Bruning seconded. The meeting adjourned at 8:40pm.

Respectfully submitted,

Charlotte J. Cochard

Secretary

Attachment:

Treasurer's Report