

Rockland Creek Homeowners Association

Executive Committee

February 8, 2018

The Rockland Creek Homeowners Association Executive Committee Quarterly Meeting was held on February 8, 2018 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; Jackie Rowe, treasurer; and Charlotte Cochard, secretary. Also in attendance were: Vicki and Ben Colley, lot 25; Sandy Bowser and Joe Buohl, lot 31; Rob Bruning, lot 165; and Linda Bullis, lot 72.

Jackie Rowe moved to accept the minutes as written. Glen Elmore seconded. Motion carried.

Office Reports:

President – Gary Bullis announced that a member of the community and former officer of the association, Maureen Falkenbach, suffered a stroke, but thankfully it was minor and she is doing well. Gary also reported that the gate maintenance contract has been renewed. The gates have been operating well since receiving preventative maintenance.

Vice President – no report.

Treasurer – Jackie Rowe reported that as of December 31, 2017, the balance in the checking account is \$85,675. Only two members are outstanding in payment of the annual dues. Those were referred to the attorney for further action. Expenses have been routine. Treasurer's report attached.

Gary reported that the light at the Fisherman Way gate does not appear to be working properly. Jackie will call the electric company.

Jackie submitted a proposed budget, which will be mailed to the membership with the announcement of the annual meeting.

Charlotte Cochard moved to accept the treasurer's report. Glen Elmore seconded. The motion carried.

Secretary – no report.

Committee Reports:

Construction Coordination Committee – The chair approved one request for a room addition.

Dock Committee – no report.

Beautification Committee – President Bullis clarified that Nancy Kail has permission to proceed with obtaining bids for maintenance of the landscaping at the entrances. The executive committee extended thanks to the committee for all their work and for the gate decorations.

Old Business:

Deck boards at the boat dock – Glen Elmore reported that he will repair and replace boards as soon as the weather permits the work. There has been some discussion of using a coating on the deck boards.

Gary received an unsolicited proposal to repair the boat dock. Copies of the proposal were provided to the executive committee members and will be evaluated by the committee.

Text of parking violation notice – Gary reported that complaints have been logged regarding the wording of the notice. The executive committee will review. The parking situation has improved. Offenders were reminded that if illegal parking is the cause of or relevant to an accident, the property owner can be held responsible.

New Business:

Annual meeting – Jackie Rowe moved to schedule the 2018 annual meeting on April 28, 2018. Glen seconded. The motion carried. The location is to be determined.

Candidates for president and vice president – The offices of president and vice-president are up for election this year. Because of the lack of volunteers, Gary has been exploring the option of a professional management company for Rockland Creek. That option would require significant increase in annual dues, which ultimately impacts the property values in the community. He made a plea for volunteers. The ballot must be mailed not later than 30 days prior to the annual meeting.

Gary has served the community for over 20 years and just celebrated his 80th birthday. He and Linda would like the freedom to enjoy their grandchildren. It is time for others to step up.

Policy for boat lift on a boat slip – A boat lift was installed on a boat slip without consulting the executive committee. Gary asked for feedback from other boat slip users regarding the lift. Ben Colley stated that the lift is in his line of sight and he has no objections. The lift is not attached to the boat dock. Gary clarified that the dock is owned by the HOA and the slips are assigned and used under a signed agreement between the association and property owner. The boat slip fees are for the purpose of maintaining the slips uniformly. There was a consensus that the association needs to have a policy statement regarding boat lifts.

Joe Buohl raised the problem of tripping hazard caused by right-hand dock. Jackie asked who is liable if someone is injured. Gary deferred that question to the lawyers.

Launch area wash-out – Over time, the launch area becomes washed-out by use. Ben Colley reported that there is a sufficient amount of stone in the area, but it needs to be re-distributed. Gary will contact Charley Blount to remedy.

“Piney Forest Gate” – Glen reported that non-Rockland Creek people are using Piney Forest to enter the properties adjacent to the cul-de-sac at the end of Rockland Creek and blocking driveways in the cul-de-sac. With the permission of the non-RC association member who enters his property from Rockland Creek, Glen will put a lock on the gate to the drive to discourage the use by non-RC people.

There being no further business, Glen moved to adjourn the meeting. Jackie seconded.

The meeting was adjourned at 7:58pm.

Respectfully submitted,

Charlotte Cochard, Secretary

Attachment: Treasurer’s Report