

## Rockland Creek Homeowners Association

### Executive Committee

July 14, 2016

The Rockland Creek Homeowners Association Executive Committee Quarterly Meeting was held on July 14, 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; and Charlotte Cochard, secretary. Also attending were: Melody Hansen, Chair, Construction Coordination Committee; Sandy Bowser, lot 31; Vicki Colley, lot 25; Nancy Elmore, lot 146; and Allison Garber, lot 32.

Charlotte Cochard read the minutes of the January, 2016 executive committee meeting. Glen Elmore moved to approve the minutes as read. Gary Bullis seconded and the minutes were approved as read.

#### Officer Reports:

Vice President – Gary Bullis welcomed Glen Elmore as the new vice president.

Treasurer - Debra Bruning was unable to attend but submitted the attached written report. Gary Bullis added that the balance as reflected on the report will be decreased by approximately \$35,000 for the payment for recent road repairs on Piney Forest.

Secretary – Since the January meeting, seven Property Owner Association (POA) packets have been processed. In addition, a sale took place without a POA packet being requested as required by Virginia law. Even if the sale is to a current member of the association, a buyer is entitled to receive a packet to ensure there are no outstanding dues or violations on the property.

The association website is due to be updated. The secretary asked that any input to the update be sent to her.

#### Committee Reports:

Road Committee – Gary Bullis reported on the preventative approach to road repair and maintenance. Charlotte Cochard asked for clarification on the chairmanship of the committee. Gary Bullis confirmed that Greg Collins, lot 14, is the chair, although he cannot normally attend meetings because he is not a full time resident. He is happy to do whatever the executive committee asks. There are no other members of the committee. Volunteers are needed.

Construction Coordination Committee – Chairman Melody Hansen reported she has processed six requests in 2016. Five were approved (Report attached). Property owners that have requests that are not permitted by the covenants may petition the executive committee.

The new home construction at the corner of Piney Forest and Riverbend has caused road damage. The road bond was paid. If repair costs exceed the bond, the property owner is still liable for the repairs.

Glen Elmore advised Melody Hansen to use the other members of the committee in the approval process. The secretary will provide a list of committee members to the chairman.

Dock Committee – Chairmanship is vacant. President Bullis asked for help in identifying someone who can serve as chairman. The chair is not responsible for doing the work. Vicki Colley reported that dock problems and needed repairs persist and offered photographs that show the deficiencies. Glen Elmore volunteered to look into the needed dock repairs further.

Beautification Committee – Charlotte Cochard reported that Nancy Kail volunteered to fill the long-vacant chairmanship. Many thanks to Nancy and the committee members for keeping the entrances looking good. Nancy asked that we contact the Fisherman Cove HOA for volunteers to help at the Fisherman Way gate with trimming, weeding and planting.

Old Business:

Follow-up is required on the Lot 117 conditional approval for a fence and swimming pool.

New Business:

Dock chairman vacancy – Nancy Elmore volunteered to fill the vacancy temporarily.

Dock repairs and issues – Allison Garber explained that she was there to address the issues with the left-hand dock. The gravel path is loose and unsafe and washing into the lake. It needs to be hard-packed to avoid tripping and injury. Gary Bullis explained that tar and chip was applied to that path. Others reported that is no longer the case.

Vicki Colley presented her case for improvements to the area where her waterfront meets common area property. Gary Bullis advised that the situation will be examined and assessed.

Other dock and boat ramp area issues were discussed, to include the leaning pilings and the deficiencies in the accessible path. Gary Bullis stated that the budget for the dock is only sufficient for repair and maintenance and not for capital improvements. A lengthy discussion of how to make improvements in the dock/boat ramp common area took place. That discussion morphed into one regarding whether or not changes are needed in the covenants. Ultimately, Melody Hansen moved to adopt a grass-roots committee to review the existing covenants and propose changes. Charlotte Cochard seconded the motion. Gary Bullis asked that the committee appoint a chairman who will be the interface with the Executive Committee.

As an aside, Gary Bullis explained the HOA versus property owner relationship and the process of enforcing covenants and the financial risks of pursuing violations.

Holiday traffic and boat ramp use – The added traffic caused by non-members using the common area continues to be a problem. A suggestion was made to install another gate at the driveway to the common area (at the cul-de-sac) with a card reader lock. Nancy Elmore volunteered to research a card scan locking system.

Leaning trees on vacant lots – Some vacant lots contain severely leaning trees in danger of falling and blocking the roadway. Others have over-hanging limbs that infringe on the right of way. Charlotte Cochard moved to send a letter to property owners of lots with tress blocking or in danger of blocking roadways. Glen Elmore seconded. Gary Bullis and Glen Elmore will identify the problem locations/lots.

Gary Bullis announced that the executive committee is always looking for volunteers to participate in many capacities, including the presidency.

The Coast Guard Auxiliary offered to attend a meeting of the association to give a brief boating safety presentation and conduct vessel safety checks. Gary Bullis stated that the annual meeting would be the logical time.

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

The meeting adjourned at 8:50 pm.

Respectfully submitted,

Charlotte J. Cochard, Secretary

Attachments

Treasurer's Report

Construction Coordination Committee Report