

ROCKLAND CREEK HOMEOWNERS ASSOCIATION

Annual Meeting

May 6, 2017

The Rockland Creek Homeowners Association (RCHOA) annual meeting was called to order at 10:00 AM by President Gary Bullis at Rehoboth United Methodist Church, 18580 Partlow Road, Beaverdam, VA.

President Bullis introduced Greg Cebula, Berkeley District Supervisor, Spotsylvania County Board of Supervisors. As a member of the Lake Anna Advisory Committee, Mr. Cebula, became aware of the safety concerns and shoreline erosion problems caused by the increased activity of wake boarding on Lake Anna and other lakes around the state. A proposed solution will be presented to the Department of Game and Inland Fisheries that includes No Wake buoys in critical areas, including the area of Lake Anna known as "the alley," and a stand-off restriction of 150' from a dock or shore.

Minutes of the April 16, 2016 annual meeting were read. There were no additions or corrections. Bill Kail, lot 28, moved to accept the minutes as read and Maureen Falkenbach, lot 62, seconded the motion.

Officer Reports:

President Bullis introduced new treasurer, Amy Dixon, and thanked her for volunteering to fill the vacancy following Debra Bruning's resignation. President Bullis thanked Debra for her service to the association.

Treasurer, Amy Dixon

There is \$88,787.12 in the checking account as of April 30, 2017 and \$14,382.43 in the money market account as of April 30, 2017. The complete report is on file with the secretary. Treasurer Dixon explained that the income and expenses since the last meeting have been normal. There are no outstanding liens. The status of dues for fiscal year 2016 is one outstanding and the status of dues for 2017 is two lot owners are outstanding. Those two accounts have been turned over to the attorney. The low percentage of outstanding dues is due to the work of former treasurer, Debra Bruning. Ben Colley, lot 25, moved to accept the treasurer's report and the proposed budget and Dick Frederick, lot 135, seconded the motion.

Vice President, Glen Elmore

VP Elmore reported that volunteers are still needed to keep the association viable. He shared information he learned about a northern Virginia homeowners association that could no longer get volunteers to run their board and had to hire a management company causing the dues to go from \$240/year to \$240/month. Volunteers are saving the homeowners money. All help makes a difference.

Secretary, Charlotte Cochard

There have been 10 requests for Property Owner Association (POA) packets since the last annual meeting. The secretary reminded all that a POA packet is required for the sale of a lot, even if the sale is to an existing Rockland Creek property owner. This is a state requirement.

President, Gary Bullis

President Bullis stated the Rockland Creek Homeowners Association Executive Committee only meets 4 times a year, including the annual meeting. He encouraged members to step up and volunteer. He also reported on the gate damage and repair of the Fisherman Way gate. The person responsible for the damage voluntarily provided insurance claim information so the association could recoup the cost of the gate repair.

Committee Reports:

Road Committee, Greg Collins - absent

President Bullis explained that this year, the roads not resurfaced last year will be assessed as to the economics of resurfacing versus repair. The estimate of resurfacing is consistent with last year's price in the \$30,000 range. Allison Garber, lot 32, asked if there is an estimate for road resurfacing, why isn't it in the proposed budget? President Bullis replied, because we haven't decided to do it yet. He further explained the philosophy and procedures for road maintenance and budgeting. Over the years, the association has budgeted \$5000/year for road maintenance and what is not used is transferred to the reserve fund. When a decision is made to make repairs, if the amount exceeds the line item amount, the difference is covered by the reserve fund. Allison Garber added that the budget process should be based on estimated known expenses.

Construction Coordination Committee – David and Tracy Embrey, Co-Chairmen - absent

President Bullis thanked Melody Hansen for her chairmanship.

Dock Committee, Bill Boggs – absent.

The launch gate code will be changed on June 1, 2017.

Beautification Committee – Nancy Kail

Nancy submitted the following report: "We have a team of 7 residents who work to maintain the 2 entrance gates to our community. We welcome volunteers. 😊. Kathy Goc, one of our team members, does seasonal decorations of both gates. We will be planting annuals in the next 2 weeks." Bill Kail reported that he will replace the missing letter from the Fisherman Way entrance. President Bullis thanked all those who see a problem and fix it. Bill Kail thanked Ben Colley, lot 25, for replacing dock boards. Beautification Committee member, Sandy Bowser, lot 31, added that more volunteers are needed. Bessie Weaver, lot 29, added that the Fisherman Cove HOA will be paying for some new plants for the entrance, but report that they do not have any volunteers.

Old Business:

The contractor code remains 2020.

New Business:

The new combination for the boat ramp is 3474 (FISH) effective June 1, 2017. It was announced in the annual meeting notice. Please do not call Gary Bullis at 4am for the code.

Budget –

The motion to accept the budget as proposed, made previously, was passed.

Election of new officers-

Linda Bullis ,lot 72, took possession of the ballots and reported that 35 lot owners voted. There were no write-ins. President Bullis asked for a motion to accept, by acclamation, the slate for Secretary and Treasurer. By voice vote, the motion passed.

Open Forum:

Diane Frederick, lot 135, asked for clarification about short term rental property as to whether there was a realtor gate code that was used. President Bullis replied that realtors do have a gate code, but have been cautioned about the consequences of abuse of that code. Homeowners who rent their property have responsibility for giving out their personal gate code and for informing the renters regarding community rules. Further, the rental of property is not considered conducting a business from the property.

Maureen Falkenbach, lot 62, asked if Red Rock Lane will be evaluated for road repairs. Answer: yes.

Joe Buohl, lot 31, reported that there is a pot hole developing on Rockland Landing Road. President Bullis replied that the hole will be repaired if Rockland Landing Road is not included in resurfacing this year.

Joe Buohl, lot 31, asked: what is the difference in cost between using the “cow mats” for walkways at the ramp versus concrete walkways? VP Elmore replayed that the mats cost \$720. President Bullis added that installing the mats for walkways is consistent with the association responsibilities to maintain the facilities and that installing concrete sidewalks constitutes a capital improvement, for which we do not have any money. To do that we would have to impose a special assessment or raise dues.

Bob Hammond, lot 24, asked about dock repairs and the expected life of the dock. He recommends a study be done on the dock. President Bullis requested that he discuss this with Bill Boggs, Dock Chair, so he can bring it to the Executive Committee.

Ben Colley, lot 25, commented on the dock repairs needed. He had the contractor who replaced his bulkhead look at the association dock, but they were not interested in repairing it. The last repairs were done by Steve West, lot 129, as emergency repairs. President Bullis will talk to Steve West. Mr. Colley

also added his support for concrete sidewalks to the docks. He got an estimate of \$2150. His view is that the permeance and appearance of concrete sidewalks is preferable.

Bill Kail, lot 28, supported dock and walkways improvements.

There being no further business, Maureen Falkenbach, lot 62, moved to adjourn the meeting. Ben Colley, lot 25, seconded. The meeting was adjourned at 11:05 am.

Respectfully submitted,

Charlotte Cochard, Secretary