

ANNUAL MEETING OF THE ROCKY CREEK PROPERTY OWNER'S ASSOCIATION Saturday, March 9, 2024

President Jennifer Rodriguez called meeting to order at 10:02 am.

Present: Jennifer Rodriguez, Deborah Garcia, Kim Coulter, Doug Duvall, Laurel Taylor, Sandy Stratton, Bruce Orzechowski, Ben Andrews, and Lori Steed.

Residents Attending: Jackie Woodard, Charlie & Janie McPhail, Lorie and Savannah Orzechowski, Sam Stanphill, Christine Brumfield, Debi & Bobby King, Frank Lombardo, and Bob & Tara Allen,

Bruce Orzechowski gave the Invocation.

Doug DuVall led The Pledge of Allegiance.

A slide show was then presented for all committees, which listed committee members, responsibilities for each committee, and noting important accomplishments for 2023. Slide show is available for those requesting review.

Treasurer's Report -

Balances as of March 7, 2024

Checking Account:	\$ 70,044.04
Savings Account	\$ 30,556.93
CD# 70606:	\$ 8,177.00
CD# 70607:	\$ 8,307.79
Total:	\$117,085.76

We have 479 Homeowners and 51% of them have paid their dues for 2024

Administrative Report –

Responsibilities include:

- Oversee general office functions, other than financial
- Notify members of vacancies on Board, establish a Nominations Sub-Committee and oversee elections
- Keep members informed through use of Newsletters, Website, Facebook and NextDoor.com
- Coordinate all social functions

POA SPONSORED EVENTS

Chili Cook Off	Last Saturday in January
Annual Meeting	2nd Saturday in March
Family BBQ	Saturday in Late May
Ice Cream Social	Sunday in mid-August
National Night Out	1st Tuesday in October
Christmas Party	2nd Sunday in December

VOLUNTEERS NEEDED

Architectural Control Committee
Administrative Committee
Finance Committee
Operations Committee
Rules Committee

Please check out our website: RockyCreekTexas.org,
or our Facebook page at Rocky-Creek-Ranch

Architecture Control Committee -

Responsibilities include:

- Provides guidelines to the Board. Guidelines may be either informational or enforceable. Guidelines that are meant to be enforceable must be supported by Federal, State or local legislation or by a specific deed restriction.
- Review and approve plans for all construction in the Subdivision to assure conformance to Subdivision Restrictions.
- Assure adherence to established restrictions with respect to proper use and upkeep of Subdivision properties, reporting to the Board any violation of the recorded restrictions for the subdivision together with its recommendations.
- Present plans to the Board for beautification projects.
- Keep up to date on local building code and permit requirements and advise lot owners in this regard. This information can be incorporated into the newsletter.

ACC Actions 2022 Actual vs 2023 Actual

<u>Structure</u>	<u>2022 Approvals</u>	<u>2023 Approvals</u>
House	17	11
Fence	13	3
Shed	11	4
Garage/Carport	5	1
Driveway	0	1
Courtyard	1	0
Addition	1	0
TOTALS	48	20

Finance Committee –

Responsibilities include:

- Conduct an audit of the corporate finances at least once annually, reporting to the Board.
- Work with all committees to develop an annual budget.
- Assist Treasurer in assuring an accurate and comprehensive system of recording and maintaining records of all assessments.
- Arrange for tax returns and 1099 filings.

2024 Budget approved by Board at February Meeting

Total Income- Assessments Only **\$41,620.00**

Administrative Expenses

Filing of Liens	\$300.00
Gift/Memorials	\$25.00
Legal Fees	\$1,525.00
Office Manager	\$6,000.00
Office Supplies	\$850.00
POA Functions	\$860.00
Postage & Delivery	\$1,000.00
Printing & Reproduction	\$50.00
Tax Preparation	\$50.00
Website	\$400.00

Total Administrative Expense **\$11,060.00**

Operating Expense

Electricity	\$4,300.00
Property & Liability Insurance	\$8,000.00
Property Taxes	\$600.00
Telecommunications	\$3,100.00
Trash Service	\$450.00
Water & Sewer	\$1,000.00

Total Operating Expense **\$17,450.00**

Park Expense

Caretaker	\$3,600.00
Clubhouse Supplies	\$500.00
Landscaping and Groundskeeping	\$2,000.00
Pool Service	\$6,700.00
Repairs & Improvements	\$3,600.00

Total Park Expense **\$16,400.00**

Total All Expenses **\$44,910.00**

Net Ordinary Income **(\$3,290.00)**

Other Income- Fees & Interest	\$2,000.00
-------------------------------	------------

Total **(\$1,290.00)**

Operations Committee –

Responsibilities include Operations Committee –

- Oversee the maintenance and operation of the pool, parks, private roads and common areas.
- Advise Board of Directors as to maintenance requirements and costs.
- Obtain bids, purchase supplies and equipment and arrange and supervise maintenance and repair work.
- Set up and supervise workdays.
- Develop plans for future improvements to the park.

Two workdays were held. The first was used to clean up the creek and park woods and the second was used to beautify the entrance to the community. Several old and deeply rooted plants were removed, and new plants replaced them.

As always, maintaining the pool during the heat of summer was a challenge. To assist us, the pool company performed extensive maintenance on the filtration system and service was increased to three times per week. 3 new lounge chairs were also purchased. Freeze-proofing measures were taken to prevent damage to the pool house and clubhouse during the winter cold snap. The park was kept open for Independence Day and thankfully no fireworks violations occurred.

The clubhouse doors are now keyless, as we received new digital locks. This made the clubhouse rental process much simpler. Storm-catch chains were also installed on the doors. The office computer gained a new monitor, external drive, and anti-virus software. The Internet service was upgraded, resulting in a lower monthly bill. The camera in the clubhouse was replaced.

NEXT WORKDAY SATURDAY APRIL 13, 2024 @ 8:00 A.M.

Rules Committee –

Responsibilities include:

- Conduct periodic review of all governing documents and make recommendations for changes
- Oversee suggestions for changes to deed restrictions
- Present to the association recommended changes to documents
- Work with the Admin Committee to develop ballots for proposed changes to Bylaws & Deed Restrictions

This year, we have reviewed and updated the following documents:

- Parks and Rules Affidavit
- Facilities Rental Agreement
- Appeals and Mediation Policy

We also hosted a workshop/meeting to discuss and amend RCMC Bylaws. These changes were voted on by the RCMC Membership and passed. These documents are now being reviewed and finalized by our Attorney. Once that is done, RCMC will then file the documents with the Comal County Clerk's office.

We will be adding a link on the RCMC Website to PROPERTY CODE 209, TEXAS RESIDENTIAL PROPERTY OWNER'S PROTECTION ACT. This Texas legislation is law and applies to all residents living in HOAs and POAs.

If there are any residents that would like to have an active part or just want to keep up to date with any changes that take place in the Rules Committee, please let me know and we can add you to our group.

Statement of the Association was given by Jennifer Rodriguez, President, summarizing accomplishments for the year, and looking forward to changes coming for 2024.

Election Returns

Jackie Woodard, Sgt-at-Arms, then presented the newly elected Directors:

Doug DuVall and Sandy Stratton were re-elected for the term 2024-2026.

Laurel Taylor, who was appointed as Director last year to fill an interim position, was elected for a two year term 2024-2026.

Bob Allen and Gena Landis will join as new directors for the term 2024-2026.

Kim Coulter and Ben Andrews who were also appointed as interim Directors last year were elected for a one year term 2024-2025.

Open Forum- Questions regarding the slide show were asked and answered at this time.

A resident expressed concern that one property in the neighborhood built a wall that was too close to the street. They were assured that this had been reviewed by ACC and all guidelines were met.

Jennifer announced that the next Board Meeting will be held on Thursday, April 18, at 6:30.

The Annual Meeting was then adjourned, and a regular meeting to discuss duties to be distributed to new directors, agreeing to the following:

Jennifer Rodriguez	President
Ben Andrews	Vice President
Bruce Orzechowski	Chair, Operations
Kim Coulter	Chair, Rules
Sandy Stratton	Chair, Finance
Laurel Taylor	Chair, Administrative
Doug DuVall	
Bob Allen	
Gena Landis	

Non Directors	
Lori Steed	Secretary/Treasurer
Frank Lombardo	ACC
Terry Hall	Groundskeeper

Motion to adjourn, seconded, and carried at 11:35 a.m.

Respectfully Submitted,

Lori Steed