

Preserve at Rock Creek Homeowners Association

Homeowners Association Board Meeting

Wednesday, January 6th, 2021 7:00pm – 9:00pm

Virtual Meeting via Telephony & Zoom Client

Meeting details via HOA Private Facebook site, community emailing or contact PMP

- I. Call to Order/Establish Quorum** **7:05pm**

- II. Approval of Minutes** **7:10pm**

- III. Treasurer's Report** **7:15pm**

- IV. Matters for Board Information/Discussion/Review** **7:30pm**
 - a. Schedule of Meetings for 2021
 - i. Covenants Committee Meetings
 - 1. 1st Monday each month
 - 2. Schedule published via email & posted upon web site
 - ii. HOA Board Meetings
 - 1. 1st Wednesday each month
 - 2. Schedule published via email & posted upon web site
 - iii. Annual Board Meeting Date
 - 1. Date for submission of candidates for Board vacancies
 - 2. Annual Board Meeting Date
 - b. Board Member Montgomery County CCOC Training
 - i. Certificates to be submitted to Sean prior to March Board Meeting
 - 1. Motion on action for Board Members who have not completed training
 - a. Requirement by County
 - b. Motion for suspension of duties till Sean has document on file
 - 2. Sean report of CCOC certificates on file
 - c. Projects in work Preserve at Rock Creek
 - i. Common area pathways update
 - 1. Phase 1 Tot lot
 - 2. Phase 2 Open space
 - 3. Final Cost
 - ii. Spring Mulch Common Areas
 - 1. Status & Cost
 - d. Discussion for spring plantings around entrance monuments
 - i. Plantings & mulch
 - ii. Ideals for long term vice annual plantings
 - e. Suspension on enforcement of Seasonal fencing policy
 - 1. Convents Committee will be discussing January & February
 - 2. Convents Committee to bring forth ideals to Board March meeting
 - a. Remain & enforce
 - b. Add better narrative to existing description
 - c. Modify with defined examples
 - 3. Results of January CC meeting
 - f. Review of existing Architectural Guidelines prior to March Board Meeting
 - i. Understanding by all board members of existing rules

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- ii. Modifications for submittal to March Board meeting
 - 1. Submissions should be presented in word format & configured for “cut & paste” of existing wording or new entry.
 - a. Covenants Committee for
- iii. Continued Selective enforcement of the "Architectural Guidelines" exposes HOA to potential for litigation
- iv. Enforcement of “Architectural Guidelines” moving forward
 - 1. Suggestions from CC on inspections
 - 2. Fair throughout community – not set phase
 - 3. Use of penalty schedule
- g. Review of Snow Procedures for Community
 - i. Processes used in December 2020 snow & ice event
 - ii. Suggestions or locked in for Winter 2021
- h. Current community Inspection report from PMP
 - i. Issues of concern noted upon last inspection
 - ii. Suggested remediation actions
- i. Review of Homeowner issues requiring remediation via PMP report
 - i. Review of Homeowner Landscape & Architect issues
 - 1. Status to include path to remediation
 - ii. Decision Homeowner account delinquencies
 - iii. Update in regard to course of action in-flight
 - 1. Address or Homeowner name to rename anonymous
- j. Update on tree replacements in community
- k. Update on County action to replace trees in community

V. Committee Reports

8:15pm

- a. Communications Committee
- b. Covenants Committee
- c. Social Committee

VI. New Business

8:30pm

VII. Community Comments

8:45pm

VIII. Adjournment

9:00pm