

Preserve at Rock Creek Homeowners Association

Homeowners Association Board Meeting

Wednesday, March 3rd, 2021 7:00pm – 9:00pm

Virtual Meeting via Telephony & Zoom Client

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

- **Call to Order/Establish Quorum** **7:05pm**
- **Approval of Minutes** **7:10pm**
- **Treasurer's Report** **7:15pm**
- **Matters for Board Information/Discussion/Review** **7:30pm**
 - Annual Board Meeting Date
 - Wednesday, June 9th
 - PMP to manage process
 - Schedule of Mailings – date of USPS mailings to homeowners
 - Virtual Election – process explanation presented via Sean
 - Annual Board Meeting “continuation” date (if necessary)
 - Continuation if Quorum not achieved on June 9th meeting
 - Board Member Montgomery County CCOC Training
 - Certification available via Montgomery
 - Motion on action for Board Members who have not completed training
 - [Community Governance Fundamentals Training Verification](#)
 - Homeowners' association (HOA) = “Preserve at Rock Creek”
 - Requirement by Montgomery County of Board Members
 - Must be completed within 90 days after election or appointment
 - PMP required to retain copy of “certificate of completion”
 - Updates to Snow Removal Map
 - Mainscapes has been treating sidewalks that are Homeowner's responsibilities
 - Communication to Homeowners awareness of responsibilities
 - Impact to Mainscapes billing to HOA minimal
 - HOA responsibility when lots were yet sold/occupied by homeowners – transition to Mainscapes was not clearly communicated
 - Recent Community Expenditures:
 - Phase 1 Tot lot cement sidewalk path – final cost
 - Phase 2 Open space – final cost
 - Winter Snow Remediation – final cost fall 2020 to spring 2021
 - Presentation of Landscaping Proposals
 - Taline Diarbi to present
 - The Landscapers
 - Johnson's Landscaping
 - Moyers
 - Stadlers
 - Spring Projects for consideration
 - Mulching of common areas
 - Trees & Plantings
 - Playgrounds
 - Mulching Homeowners Plantings in swales
 - Yea or Na (homeowner responsibility)
 - Discussion for spring plantings around entrance monuments
 - Ideals for long term plantings vice annual plantings

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- Architectural Guidelines - Updates & Enforcement
 - Results of Seasonal fencing policy
 - Convents Committee presentation on results of Seasonal fencing in community
 - Motion to pass & incorporate
 - Additional language (addition/corrections to Architectural Guidelines)
 - Motion to pass & incorporate
 - PMP Action Items
 - File with Montgomery County
 - Make available on PMP web site
 - Update online community web site with latest revision
 - Enforcement of Architectural Guidelines moving forward
 - Annual spring inspection – date to be completed
 - PMP monthly inspection of neighborhood
 - Board to be copied on violation notices as sent to homeowner
 - Report of violations & mitigation actions in flight to be presented to board monthly in Excel spreadsheet format
 - Documented as Board Packet
 - To be reviewed as agenda item Board Meeting
 - Current community Inspection report from PMP
 - Issues of concern noted upon last inspection
 - Suggested remediation actions
 - Trash in homeowner swales and yards
 - Trashcan & recycle bin placement & use
 - Review of Homeowner issues requiring remediation via PMP report
 - Review of Homeowner Landscape & Architect issues
 - Status to include path to remediation
 - Decision Homeowner account delinquencies (if any)
 - Update in regard to course of action in-flight
 - Address & Homeowner name to rename anonymous
 - Board will call close session if a specific case warrants discussion
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- **Committee Reports** **8:15pm**
 - Communications Committee
 - Covenants Committee
 - Social Committee
 - Landscape Committee
 - **New Business** **8:30pm**
 - **Community Comments** **8:45pm**
 - **Adjournment** **9:00pm**