

# Preserve at Rock Creek Homeowners Association

## Board Meeting Agenda

Wednesday, January 5<sup>th</sup>, 2022 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**
  - Preserve Rock Creek reserve study due
    - Required every five years by certified vendor
    - Review 3 bids as presented by PMP
  - Potamic Disposal (reminder) change of trash collection services
    - Trash collection to occur once weekly on Thursday's
    - Trash container will be provided by Potamic Disposal to homeowners and must be used, allows automated pickup of trash by contractor
    - Collection schedule remains until trash containers are delivered to homeowners
      - Expected arrival February – PMP will send email notice once date known
    - Homeowners have option to purchase second trash container for \$25.00 with a monthly fee to be collected by vendor if use of additional can is warranted
    - All trash must be in container – homeowner's will be billed if trash is left beside container (trash bags, etc.) vice use of container
  - Landscaping vendor has been selected for community
    - Change of vendor from Mainscapes to Stolburg Landscaping
    - Mowing and common areas refuse pickup
    - Snow removal services
  - Request from Trajectory Energy Partners to lease land in our community
    - Up to \$2,500 per year per acre for 35 year commitment for installation of Solar panels in common areas
    - PMP responded that the Community is not at this time interested in pursuit or discussions regarding this request
      - Esthetics (metal fence around enclosure, above ground solar panels, vehicle access into fenced area, etc.)
      - Impact to communities' impervious surface allotment & credits
  - Montgomery County Preserve Rock Creek HOA Tree Plan
    - Update from Damon Riley
  - Purchase and installation of structural timbers for mulch erosion mitigation
    - Discuss costs, impact to budget
    - Investment may incur savings by keeping mulch within common area
    - Secondary option – continue replacement of common area paths with concrete in lieu of mulch for long term aesthetics, accessibility, and cost savings
  - Current community Inspection report from PMP
    - Issues of concern noted upon last inspection
      - Suggested remediation actions
  - Monthly Community Inspection Report - PMP
    - PMP feedback on results of annual community inspection
      - Update to homeowner progress → Landscaping
      - Update to homeowner progress → Architectural

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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**
  
- **Executive Session** **9:05pm**