



Rose Creek HOA Board Meeting Minutes 6.3.21 @ Kristina Havens Residence

In attendance: Kristina Havens, Stephanie Smith, Joe Sanchez, Jordan Gerlach, Jim Stevens

Meeting called to order at 7:05pm

Topics of Discussion

1. Finances
 - a. We have a reserve of \$130,000 now vs. <\$66,000 in February 2020
 - i. Changed Management Company (cost is ¼ what Skyline charged)
 - ii. Board conducts a monthly line-by-line-item review of each expense
2. 2021 Neighborhood Improvements (completed and in progress)
 - a. Black spray paint for \$11/can has been tested and works great on street signs (it will save us roughly \$500 per sign to do it ourselves)
 - b. Camera system solutions being researched for pool and parking lot to prevent vandalism and illegal activities
 - c. Pool gate alarm being fixed
 - d. Pool parking lot posts with chain to be installed to prevent after-hours car entry
 - e. New pool signs with code of conduct and rules/consequences outlined
 - f. Cherokee County ordinances link will be added to the website
3. Rental Homes
 - a. Covenants and Bylaws specify that there is a 5% (9 homes) cap on allowed rentals in Rose Creek Subdivision
 - i. We have 13 right now due to several rentals being done without approval or participation in the leasing program
4. ACC Standards & Enforcement
 - a. A lot of beautiful and well-done improvements being made by several residents
 - b. Violations will be addressed via letter from Tolley Management
 - i. Includes any exterior work completed without ACC approval beforehand – ACC request form must be approved before the work is started or it will be considered an unapproved project
 - ii. Extenuating circumstances can always be brought to the Board for consideration and finding a mutual solution
 - iii. ACC forms need to be submitted to rosecreekresidents@gmail.com and not Tolley Management for proper and expedient processing
5. Board Position Opening
 - a. Secretary position will be vacant as of July and replacement will need to be found

Meeting adjourned at 8:38pm