



Rose Creek HOA Board Meeting Minutes 9.9.20 @ 913 Rose Creek Trail

In attendance: Kristina Havens, Jamie Schumaker, Larry Coleman, Stephanie Smith

Meeting called to order at 7:15pm

Topics of Discussion

1. ACC Committee
 - a. Need to set design standards (paint colors, shutter design, fence materials, etc.)
 - i. Guidelines to be posted on website
 - ii. Landscaping and home upkeep guidelines (hedges trimmed below railings, mold on siding, trash cans out of sight, mailbox painted, basketball nets on poles not homes)
 - b. Leasing limits (how many homes do we have being leased now and which ones?)
 - c. Seasonal reminders about removing décor after holiday has passed
 - d. Follow-up on ACC requests to ensure submitted plan matches what work was done
 - e. Set timelines on violation resolution (give ppl a set time duration for bringing their home into compliance)
 - f. Specify anything that is being rebuilt (decks, porches, etc.) must be up to current codes in place at time of building
 - g. How do we solicit members to join the committee?
 - h. Need to specify what their responsibilities would be and how many slots there are to fill
2. 2021 Budget – Due finalized to Tolley by Oct 1st
 - a. Insurance coverage seems excessive – Kristina, Jamie and Liz to review and see if any of it can be removed – is there coverage necessary for any volunteer work done by residents during “Mulch Party”?
 - b. Leased home fees – how do we manage and pursue collection of these?
 - c. Vendor contracts
 - i. Pool phone – do we need service in off-season and would cost of disconnect/reconnect be less expensive than continual service year-round?
 1. Stephanie will follow up with AT&T to get details and itemizations
 - ii. Master Community fee (TL annual membership)
 - iii. Premier Pools – Kristina will research others for cost comparison
 1. They’re doing a good job
 - iv. GA Landscaping – Larry will research others for cost comparison
 1. They’re doing a good job
 - v. Postage/Printing



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- vi. Signs for entrances (graduation)
 - vii. Tolley – can they do FOB programming in-house?
 - 1. Jamie will follow up with them on insurance and FOBs
 - viii. Termite treatment
 - ix. Social & Events Committee
 - x. Maintenance & Repair (is this aka Contingency fund?)
 - xi. Trash
 - xii. COB EMC
 - xiii. Legal Services
 - xiv. Reserves
 - 1. \$600/month
3. Website Update and Additions
- a. FAQs for Realtors
 - i. Closing letters, transfer fees, clearance letters, initiation fees
 - 1. Stephanie will ask Liz if these can be copied from their website and posted on ours
 - b. ACC Design Standards for resident reference
 - c. PDF of letter sent to residents re: reimplementing of violation enforcement
 - d. Oct 2-3 Community Yard Sale
 - e. Dec 11 Annual HOA Meeting
 - i. Virtual? Limited attendance?
 - ii. Hard copy letter must be mailed out to residents to give 30-day notice
 - iii. Ask people to submit questions via email prior to date of meeting