

Rock Creek Overlook Board of Directors Meeting

August 14, 2014

1. Call to Order and Proof of Notice of Meeting
 - a. Arthur Halpern chaired in the absence of HOA President, Julia Pitkin-Shantz.
 - b. The meeting was called to order at 7:36 pm at the Tikvat Israel Congregation.
 - c. Meeting attendees were Board members, Julia Pitkin-Shantz (via phone), Justin Temple, Arthur Halpern, Dipti Singh and Kris Sollid.
 - i. Also in attendance was Nersi Zand (community resident).
 - d. Sufficient electronic notice for this August 14 meeting was verified by those present. Notification of all 2014 HOA and Board meetings is posted to the Rock Creek Overlook (RCO) Website (www.deertree.org).
2. Approval of Minutes of July 8, 2014 Board Meeting
 - a. Minutes from the July 8 meeting were reviewed and approved.
 - b. July 8 meeting minutes have now been posted to the RCO website.
3. Approval of actions taken since previous Board meeting, if any
 - a. No actions have been taken since the July 8 meeting.
4. Committee Reports, if applicable
 - a. COVENANTS REPORT
 - i. The Covenants Committee has not met recently. It was discussed that Articles 7 and 10 of the Covenants bylaws be enforced more strictly.
 - ii. It was suggested that pdfs of the Covenants and Bylaws be posted to the RCO website.
 - iii. Bylaw noncompliance courses of action were discussed.
 - b. GROUNDS REPORT
 - i. No members of the Grounds Committee were present to give a report.
 - ii. Grounds issues raised at the meeting included:
 1. Grass and new topsoil issues remain.
 2. Fencing along Baltimore Road needs attention.
 3. New Board members should go on a walk-through of RCO grounds with Grounds Committee member(s) to provide first-hand account of current grounds status.
 - a. Sufficient notice must be given to the community if the walk-thru constitutes a HOA Board quorum.
 4. Black Vultures have recently been a nuisance at 2000 and 2002.
 - c. SOCIAL COMMITTEE
 - i. A social function has been discussed for a potential late September date.
5. New Business
 - a. Damaged sidewalks
 - i. Eliot Torah has arranged for all damaged sidewalks to be repaired.
 - b. Damaged driveways
 - i. Driveways remain the responsibility of individual homeowners. The sidewalk contractor chosen by Oxbridge cannot be used to fix damaged

homeowners' property (driveways, steps, etc.) under the same contract. However homeowners can group together to seek a separate contract with that contractor, or with a different one.

6. Open Members Forum
 - a. No additional discussion points were raised at this time.
7. Executive Session, if necessary
 - a. A motion was made by Julia Pitkin-Shantz to move into executive session to discuss a dues payment delinquency. The motion was seconded and was passed unanimously.
 - b. The Board moved back into open session.
8. Adjournment
 - a. A motion to adjourn was made, seconded and passed. The meeting was adjourned at 8:17 pm.

**Minutes taken by Kris Sollid, HOA Secretary and Treasurer*