**In addition to reviewing the January meeting minutes, I’ve also drafted the sidewalk parking note to the community** [**below**](#SidewalkNotice)**.**

HOA January Board Meeting  
January 12, 2015  
7:35 pm

Attendance

Board Members: Julia Pitkin-Shantz, Arthur Halpern, Justin Temple, Kris Sollid  
Community Residents: Susan McHale, Doc Shantz  
Absent Board Members: Dipti Singh

Meeting was called to order at 7:32 pm

Motion was made, seconded, and passed to approve Minutes of Dec ember 8, 2014 Meeting.

**Committee Updates**

*Social*

* Membership Update: Melissa Sollid has agreed to join the Social Committee taking the place of Major Highfield.
* A spring community gathering is in the planning phase.

*Budget & Finance*

* The Community liability insurance premium will be adjusted on the 2016 annual budget from $1800 to $4200.
* HOA investment options were discussed. No decisions were made, but the Board is in agreement that a better return on our reserve funds is in the best interest of the Community’s long-term financial status.

*Covenants*

* Violations: notices have recently been sent out due to lack of observance from previous notifications.
  + Fences behind 2005 need to be removed; other fences have been taken down. Most other homeowners have removed the out-of-compliance items. We haven’t received any complaints about the business that was operating out of one of the houses.
    - The Board recommends that the Covenants Committee meet to discuss the fencing issue.
* Sidewalk parking: a motion was made to mail reminder notices that parking on our community sidewalks is prohibited. The motion passed unanimously.

*Grounds*

* Black metal fence repair
  + Susan McHale (new Chair of the Grounds Committee) gave the Board a thorough fence repair status update.
    - Two bids (one for $160 and the other for $375) have been received and negotiations regarding the parameters of each is ongoing with the two contractors.
    - A motion was made to authorize the Grounds Committee to spend up to $250 for the black metal fence repairs. The motion passed unanimously.
* Annual maintenance and landscaping
  + Bids continue to be solicited. Two bids have been received and reviewed to date—one from Terra and one from Kalyx.
    - An open meeting of the Grounds Committee meeting will be scheduled [is February still anticipated?] to meet with each vendor. Following the open meeting, the Grounds Committee will make a recommendation to the Board.

**Unfinished Business**

* Committee member participation challenges were discussed.

Meeting was adjourned at 9:20 pm

*Meeting minutes taken by Kris Sollid, HOA Secretary and Treasurer*

DRAFT Sidewalk Notice

TO: Rock Creek Overlook homeowners

RE: PARKING

1. It has come to our attention that portions of our sidewalks are being used as parking spaces. We understand that guest parking is at a premium within our community and the Board continues to discuss effective ways to address this. In the meantime, our sidewalks are not to be used as extensions to driveways. Parking on or blocking a sidewalk is a violation actionable by the HOA. Nor can the sidewalks withstand the weight of vehicles.

Please do not park on any sidewalks.

1. With the shortage of parking for guests, we ask that every homeowner use their garage and driveway for their own cars. It is especially critical to keep the upper parking area across from 2040 free from residents’ cars because there are so few guest spaces near those houses. Remind your guests they can park on the synagogue-side of White Gate if both parking areas are full.

Thank you for your continued efforts to keep our community an enjoyable and affordable experience.

Sincerely,

Rock Creek Overlook HOA Board Members