RCO HOA Board Meeting Minutes

Monday, May 9, 2016

7:39pm

*Attendees*

Board Members Present: Julia Pitkin-Shantz, Arthur Halpern, Susan McHale, Justin Temple, Kris Sollid  
Covenants Committee Member Present: Wolfgang Ludwigs, Doc Shantz  
Grounds Committee Member Present: David Croteau

1. Report of actions since last meeting:
   1. Notices sent to 2040
   2. Tax and audit are complete
2. Committee Reports
   1. Covenants
      1. Corrosion of gas lines noted at some residences.
      2. Gutters, sidings and decks of some homes are in need of attention
      3. Two motions were put forward (and passed) related to resident violations
         1. The Board has tasked the Covenants Committee to verify the previous violations list.
         2. The Board authorized Dave Thompson to notify all residents with violations within 30 days of their section 7 and 10 violations, along with instructions on how to remedy them.
   2. Grounds
      1. 2016 budget available for necessary grounds maintenance was discussed.
         1. Up to $2500 was authorized to begin bid solicitation.
      2. New turf bids will be addressed at a later date.
      3. Erosion behind 2047: pipes are becoming exposed in the common area.
      4. Concrete issues
         1. Inspections to assess community liability may be needed.
         2. Sidewalks and driveways of 2000-2004
            1. A motion to pursue Williamsburg liability for the effacing concrete and the Board to cover the associated $50 fee for CCOC filing was put forward and passed.
      5. Parking
         1. The installation of a sign giving 48 hour towing notification was proposed.
      6. A manual for new Committee chair orientation is under development.
         1. Arthur and Susan will lead the drafting of that document.

Adjourn 8:55pm

\*See Board email correspondence below re Community Reporting to the Board

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| --- | --- |
| |  | | --- | | From: President, Rock Creek Overlook Homeowners Association | |
| |  | | --- | | to Arthur, me, Deertree, Susan | |

Jackie sent me pictures. I sent a request to Dave to send the warning email.

Notice that the primary parking overuses we have are with renters?

I think pictures are definitely the way to request documentation. It is

still up to us to decide what to do with them so I'm not worried about

retaliation etc.

Correct, we do not have a contract with a towing company. We have

discussed this as a Board and decided not to pursue that.

Please save further discussion for a board meeting. Kris, please include

this email chain in the minutes with the next Board meeting.

On Thu, July 7, 2016 7:14 pm, Arthur Halpern wrote:

I also have some questions:

Was Dave's message send as a result of a direct contact between the

picture-taker (yes, likely 2048, judging from the view perspective)?

If so, should the proper approach be for Dave to send it after (1) the

reporter of the offense contacts the Board, and (2) the Board directs Dave

to send such a message, but without the documenting picture, but with a

statement that the Board has seen a photographic record of it? (I think

there are ways to expedite such a process up.) this would potentially

insulate the photographer from the offender.

Dave message mentions towing. Is this ok, in view of the fact that the

Board has not, as far as I know, entered into an agreement with a towing

company for such action (although it has been discussed)?

Arthur

> On Jul 7, 2016, at 6:20 PM, Kris Sollid <rks.the.rd@gmail.com> wrote:

>

> Justin,

> You raise a valid point. I sense that people tend to interpret such

> things as tattle-taling rather than necessary documentation of repeated

> violations. The interpretation could indeed lead to retaliation by:

>

> • back and forth of image capturing of violations, no matter how minor

> or frequent;

>

> or worse,

>

> • potential verbal/physical confrontations.

>

> ~ Kris

>

>> On Jul 7, 2016 6:00 PM, "justin temple" <justtemple@yahoo.com> wrote:

>> Afternoon All,

>>

>> I just read Dave Thompson's email about the illegal parking at 2050 and

>> thought should we think of another way to show offenses being reported

>> by neighbors?

>>

>> The photo being used by Dave could potentially lead to a backlash

>> against the person taking the image.

>> For example that photo is most likely from 2048. Could we be held

>> responsible if someone were to retaliate, or start a confrontation in

>> the street?

>>

>> Just a thought.