**Rock Creek Overlook Homeowners Association, Inc.**

**October 10, 2016**

**Board of Directors Meeting**

**Minutes**

Attendees: Julia Pitkin-Shantz, Arthur Halperin, Susan McHale

Absent: Kris Sollid, Justin Temple

Members: Dave Croteau, Wolfgang Ludwigs

1. Minutes- 8/6/16 Meeting Approved
2. Reported: actions taken outside previous Board meeting:
   * 1. Hired auditors
     2. Renewed insurance
3. Committee Report: Grounds – Susan McHale & Dave Croteau
   * 1. Proposal for eroded ground behind 2041-2055 and eroded areas on White Gate (right side as you come into the development). Cost is total of $3500. Need to confirm that there is some form of warranty for the seeds and plants. If watering is needed, 2041-2045. Approved
     2. Terra will be moving laurels from entry way to in front of the four big green electrical boxes in the neighborhood. Also replacing the missing tree on White Gate
     3. Cleanup activities by Members saved about $900 in expenses
     4. Areas for next year:
        1. mulching in areas behind 2000-2002
        2. eroded area on White Gate right before the walkway
        3. eroded area down the hill from 2041
        4. check the retaining walls – ask Terra
        5. plant some juniper on White Gate on the synagogue side
        6. is grant still available to plant trees? – Julia will check
        7. begin to investigate options above retaining wall next to high school
4. Open Members Forum – not applicable
5. Committee Report: Covenants – Wolfgang Ludwigs, Chair
   * 1. Wolfgang will get current contact info for Pavel
     2. Will have committee walk around the weekend of Oct 22nd
6. Maintenance violations – send letters with dates and times about parking so there can be fines.
7. New Business:
   * 1. Rental units now total 4 but will be 5. What can be done to minimize rentals?
     2. Budget for 2017 – meeting will be scheduled
8. Unfinished Business
   * 1. Mediation scheduled for next Thursday, 10/20. Arthur asked for authorization to accept Williamsburg bid for us to pay 50%, up to $2200, because bid we have is $4400. Motion was approved. Alternatively, Arthur can explain that the next step, if mediation isn’t successful, is to go to the court.
9. Adjourned at 8:55 pm

Next Meeting: Annual, Monday November 14

Minutes taken by Julia Pitkin-Shantz