

ROCCA Annual Meeting Jan.15, 2020

Meeting at home of Gary and Lucy Weeks #24

6:00 to 7:00 social, meeting beginning at 7:00

A. The meeting

- As planned at yesterday's meeting Tom Indian welcomed new residents and names those lost this year.
- Susan Moss thanked those who have helped and contributed to the working of ROC. She introduced the new board members.
- Max Royalty discussed completed projects like curbs repaired, trees trimmed, "no outlet" sign posted at entrance, repainting of mail boxes, sprinkler system checked and repaired by Gilberto, and discussions with city about installing a street light at the entrance. All the work in ROC is overseen, managed, and completed by Max Royalty and Gary Weeks.
- Lucy Weeks gave the treasure's report. It was noted that to cover the yearly expenses, repairs, maintenance, and add to the capital fund, the dues have to be increased.
- Lucy Weeks gave a history of ROC and issues we now face. The biggest expense in our near future is the replacement and repair of the perimeter fence, which belongs to ROCCA, especially on our east wall backing up to N. Calla Lily Ct., which is the most deteriorated. The ROC yards on

that side were built up and over time have had a great deal of run off so the fence is rotten and the ground is washed out.

- Gary Weeks has been researching and interviewing a number of fence companies. The board will select one now that they have the facts.
 1. ROCCA will pay for the new fence and posts. Type of post to be voted on at board meeting: metal or wood.
 2. Each homeowner is responsible for the cost of a synthetic material retaining wall to hold back the dirt if they so choose to install one. It would prevent the low boards and edges of the new fence from rotting, help prevent animals from coming into a yard, and keep the dirt from washing out of the home owner's yard.
 3. Each home owner is responsible for the cost of the common fence between yards. It is up to the home owner to decide if they want to replace the side fences in their yards while the company is here working. A better price can be had since the company is already on site.
 4. Each homeowner is responsible for a \$25 fee and filing an application at the city office.

- There was some discussion of the color of the fence, which is rich with depth color, but the majority liked it and didn't want a change, and they felt the cost would be a waste. No further discussion on the color.
- The ARC will inspect exterior yards and fences to be sure homes are in compliance. When a homeowner re-stains his fence or lists it for sale, it must be brought into compliance with the covenants of ROC.
- Lucy Weeks met with a bank loan officer about the loan to complete the fence project. The bank said our dues need to be raised to cover future expenses and a loan.
- A motion to have an assessment instead of a loan was made and seconded. This will be discussed by the board and then voted on by the ROC.
- Current board members were re-elected, and they are Max Royalty and Erica Steiner. Newly elected members to the board are Van Kent, Ray Tremain, and Marilyn Bowles. This next year will involve a great deal of work so the board will now have 8 members to share the work.
- Lana Mauro offered to keep a list of the 'tried and true' workers that someone in ROC has worked with and would recommend.

Respectfully submitted,

Erica Steiner, secretary