

RIVER ROCK CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
JANUARY 30, 2013
MINUTES

CALL TO ORDER:

The Annual meeting was called to order at 7:23 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved and seconded to approve the 2012 Annual meeting minutes as presented. Motion carried unanimously.

PRESIDENT'S REPORT:

Scott Pegues reported on items accomplished in 2012:

1. Repairs made to all stairs and stairs were stained
2. Trees trimmed
3. Pool party for the community held
4. River Rock email set up for all owners
5. A new receiver system installed for gate remotes and all current remotes reprogrammed to new system.

Items that will be done in 2013:

1. Pool will be re-plastered and re-tiled
2. More pool furniture will be purchased
3. Landscape improvements
4. Increased patrols from parking lot monitors to crack down on visitor parking violators

FINANCIAL REPORT:

Nikki Kreger reviewed the year-end financial and budget with the Owners present. After a brief question and answer period it was moved and seconded to approve the 2013 budget as presented. Motion carried unanimously.

ELECTION OF DIRECTOR:

The Board announced that one position was available for election. Current Board member Scott Pegues was nominated. With no other nominations from the floor it was moved and seconded to nominate Scott Pegues by acclamation. Motion carried unanimously.

HOMEOWNERS FORUM:

An Owner present noted that owners who do not occupy their units need to make sure the heat is left on and water shut off or checked so that there are no issues due to cold weather, etc. Any bank owned units are usually winterized by the Banks while they wait for the units to sell.

The issue of dog owners not cleaning up after their pets was once again discussed. A reminder to all residents with dogs that the HOA provides doggie bags for pick up and disposal so they should be used at all times. Also dogs are to be on a leash when out with their owners.

The subject of noise between units was once again discussed. The Board stated that noise issues should be handled neighbor to neighbor prior to getting the HOA involved. The walls are not well insulated and sound travels freely between units so be aware of your neighbors and do your best to keep noise at a reasonable level.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:20 p.m. and a raffle of a gift card to an Owner in attendance was done.