

Rocky Point Heights Community Club 2014 Annual Meeting

Jon Arnold RPHCC Board President, called the meeting to order May 8, 2014 at 7:30 pm. The Pledge Allegiance to the flag followed.

All board members including Combined Water committee person Rick Eller were present with the exception of Darrell Macke who was out of town.

Jon shared the RPHCC map that is now available for anyone to view showing the present homeowners in all divisions.

Jon also announced that Jack Baker is joining Rick Eller on the Combined Water committee.

A motion was made, and carried to accept the previous annual meeting minutes as written.

Dwight gave the Treasurer's report, Dwight explained the goal of saving \$300,000.00 for any failures of RPHCC's water infrastructure.

Jon pointed out to the homeowners, the expanse of the job that Dwight is doing as treasure for RPHCC and what all is required in being accountable for the finances.

Rick spoke next on the Combined Water System. CWS's first of 20 payments was made to the State Drinking Water Revolving Fund loan, and that we have acceptable funds in reserve to continue making future payments on time without problems.

Rick also mentioned that CWS's annual water test was favorable, and everything passed positively. He also asked that everyone keep conserving water as we come into the summer months, and how much the efforts of our homeowners have paid off in building up our water reserves.

Rick asked that should anyone receive a water bill that shows you were over the limit of 8,000 gallons, to please call Rick or Jon to make sure that the meter is working properly before any other actions are taken. The back of the water bill shows overage rates. Running toilets are the biggest problem for overages. We have in place a formal leak policy, which allows a discounted charge for leaks between the meter and the house. Leaks occurring after passing through the home cut off valve are the responsibility of the homeowner. This includes outdoor sprinkler systems.

Rick also mentioned that the only ongoing project now with Combined Water is the pump house electronics. Overall the system is in good shape and barring any major

problems, there shouldn't be any rate hikes coming from Combined Water in the near future.

Jon shared that he installed a heated water circulator in his home that pre-heats the water and really saves on water usage.

Covenants Report 2013 showed that there were 10 violations of which 8 are resolved. Jon explained the board's role in resolving covenant violations. He also explained that it was the board's job to make sure the violations are addressed.

When a violation is brought to the board, the board reviews the possible violation and determines if it is truly in violation of our covenants. If it is agreed that it is a violation, then a letter explaining the violation is sent to the homeowner and they are given time to address the problem, or appeal the decision of the board.

Bob Snead had volunteered to become a board trustee. A motion was made 2nd and passed to nominate Bob as a trustee, replacing Randy Zielsdorf for a term of two years. The vote was unanimous. The terms of Jon Arnold, Dwight Perkins and Alan Marsh are expiring and each was confirmed to new terms on the board, Jon and Dwight to 3 year terms, Alan to a 2 year term.

Jon wanted the homeowners to know that Bob was responsible for getting Rocky Point Heights set up on Next Door, and also for setting up a number of computer programs and needs including our News Letter. The board appreciates all of Bob's work for our community.

Jon then asked if anyone knew the number of homes that were currently for sale on Camano Island. That number is 201! Jon then pointed out how on top of new information the board was. Eleven homes were sold in RPH last year, and already three for this year.

Three positions were up for re-election and all three were confirmed for a new term by a unanimous vote of the homeowners.

The next topic of discussion was the Rules and Regulations of RPHCC.

The Rules and Regulations for RPHCC were written in 1968. The board feels that it is time to bring them up to date and clarify them.

The board has heard from the homeowners for the last three years that they wanted the covenants to be enforced. Under the current Rules and Regulations, the boards hands are tied.

The board asked for ratification of the new Rules and Regulations.

A long discussion followed including a long appeal to the homeowners by Vickie Stanfield.

In the end a motion was made, seconded and passed with a vote of 26 for, which included 7 proxy votes, and 3 opposed.

Discussions followed in regard to another yard sale, which was agreed to, and it was also asked that we consider making up a phone book of anyone who opted in for RPHCC homeowners.

Meeting was adjourned at 9:25.