

Minutes

Rocky Point Heights Community Club Annual Membership Meeting

May 19, 2016

Call to Order

Alan called the meeting of the Rocky Point Heights Community Club (RPHCC) to order at 7:03pm and led the Pledge of Allegiance. There were 23 individuals in attendance, representing 15 properties, which was not a quorum (26).

The members of the board in attendance were, Jack Baker, Rick Eller, Darrell Macke, Alan Marsh, Dwight Perkins and Bob Snead

Approval of the 2015 Annual Meeting Minutes.

The minutes of last year's meeting were distributed with the newsletter announcing this meeting. A motion was made to approve the minutes as distributed, which was seconded. The motion passed with a voice vote.

Committee Reports

Treasurer report:

As treasurer, Dwight distributed the Association balance sheet and profit & loss statement for 2016 through March. Dwight also distributed the proposed 2016-2017 budget. A motion was made to approve the budget, which was seconded. The motion passed with a voice vote.

Water system report

As the RPH representative to Combined Water, Rick reported on the status of the neighborhood water system. Since last year there have been no major issues. There were some leaks, but all were on member property. Rick stated that conservation is very important to maintaining the water level in the aquifers. Combined water serves 177 active users and supplied these users with 8.2 million gallons of water in 2015. Through conservation incentives in the rate structure, the past water table drop trend has been stopped.

There was a discussion about the rate structure itself. To incent conservation the monthly per gallon rate increases dramatically over 8,000 gallons. It was proposed that monthly overage fees were unfair to those who only go over during some months of the year but stay under on average. The response is that the rate structure also serves to limit total demand during generally high demand months, which results in lower maintenance costs.

Covenants report

As the chairperson of the Building and Design committee, Darrell reported that the board cited several members with covenant violations during the year and there are several that have not yet been resolved. One is on Karen Ann Dr and another is on Camrose Ct. Darrell reported

that a lien will be placed on the Karen Ann property to cover the fines. There are a number of undeveloped lots in the neighborhood and it takes prodding to have their owners keep them mowed. Fines have not been assessed in these cases, but it was suggested that the prospect of fines might relieve the Building and Design committee from having to prod.

Several members have recently installed solar panels on their residences. Darrell reminded attendees that changes like these require plans be submitted to the Building and Design committee according to the covenants.

Before the meeting was called to order, Patricia Gordon submitted a letter to the board that addressed some of her concerns about covenant enforcement and water rates. Alan recognized Patty's letter and stated that the letter would be addressed at the next board meeting.

Welcoming Committee report

Jack reported that he's visited with each of the new members this year, to welcome them and to provide information about RPHCC.

Election of Trustees

The terms of two trustees expire as of this meeting: Alan and Bob. Bob is leaving the board at the end of this term. A motion was made to affirm Alan for another term, which was seconded. The motion passed with a voice vote. A call was made for volunteers to fill the vacant trustee position.

Yard Sale

Alan announced that to date no one has stepped forward to volunteer to coordinate the yard sale this year and made a call for a volunteer. No one volunteered at the meeting.

New Business

Amy Perkins distributed EMI tubes, which are a tool to provide medical information for responders in case of a home emergency. Instructions included.

Jillian Tichota reported seeing unrecognized vehicles being operated in the neighborhood in suspicious ways. It was suggested that Nextdoor could be used by members to alert the neighborhood of such activities in the future. Bob Snead made the suggestion that the neighborhood could resurrect the Neighborhood Watch Program, which was instituted in the neighborhood sometime in the past. Anyone interested in organizing such a program were encouraged to contact Bob.

Adjournment

A motion to adjourn was made and seconded. The motion was approved by voice vote at 8:25pm.

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TO THE BOARD OF ROCKY POINTS HEIGHTS SUBMITTED AT THE YEARLY MEETING HELD ON MAY 19, 2016:

We understand that the Board has taken legal action against a Rocky Point Heights resident who was in violation of the by laws. In order to be consistent we would like the Board to address issues below that affect houses on Vicky specifically but also affect the entire development because houses that do not meet the standards outlined in the bylaws bring down all values within the development by giving Rocky Points Heights a negative reputation.

We request the board take action on the issues we have brought to their attention and not us of their decision on each issue and the action they have taken in accordance with the by laws in the next month and notify us by mail of the decision and outcome

1. The by laws indicate that "plants" must not exceed a height of 6' so as not to obstruct views. The word plant is used so all plants will be included since many shrubs grow as tall as trees and can obstruct views. The term "plant" is included to encompass everything.

There are many trees on James that affect the views of houses on Vicky. We will submit a list at a later date.

A further consideration is the water usage of trees that are 80 feet tall as well as the safety issues these trees pose to neighbors.

We do not object to those trees that do not block views.

2. There is a pull behind storage "trailer" that is not licensed and parked in front of one of the nicely landscaped houses on Vicky which both hides a beautiful landscape and also makes the development look a little like a trailer park. It has been parked there for several years even though complaints have been made. We do not object to the trailer if it is parked neatly in the driveway as others in the development are parked. This look discourages buyers and lowers real estate prices. This is tantamount to building a metal shed in your front yard, which is a similar violation to the one the Board has taken legal action against the other resident of Rocky Point Heights. It makes the property look unkempt".

3. The amount we are charged for water usage is based on a formula that is unfair and I would like it revised to reflect a fair charge for overuse. Was this policy of using 8,000 gallons a month and taking the reading on the 4th day of every month voted on by the community or just the Board. How can this

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be changed to be more fair? What is the document you are relying on. a. Taking the water reading on the 4th Thursday of every month is unfair because it adds an extra 6 days of use during several months of the year and is made even more unfair because the rates increase from 2 cents to 4 cents a gallon, skipping 3 cents. It could be made more fair by taking the reading every two months which coincides with the billing process. You may not know that the gallons listed on the bill is not for the number of days reported, but for one months use. This is due to their computer program which quite frankly I can't understand.

b. Why am I charged an overcharge when I use water during the summer when on a yearly basis I am using under the 8,000 gallons per month allotted per year. If you use the water during the winter or the summer does not affect the aquifer in any adverse way, so I believe the levy should be on a yearly basis not a monthly basis and overages can be collected during the year but should be assessed at the end of the year and refunds made.

Also the 8,000 gallon limit is to low in my opinion. Someone said that Finistery has a 15,000 gallon limit and is charged \$25.00 a month. Landscaping is important in keeping the property values of a community high and limiting this lowers our property values and /or places an unnecessary burden on the home owner in general but especially when establishing a new landscape.

4. The other issue is upkeep of property. Several of the houses in Rocky Point Heights are not maintained on a consistent basis. The lawns are allowed to grow long and develop dandelions which affect the maintenance of neighboring properties. If you mow once a week the dandelions are kept to a minimum, but more important laws and surrounding areas viewed from the street should not be allowed to grow tall.

5. Basketball hoops that stand alone are fun and cause no problem except when they are left out in the street indefinitely. The one at the end of Vicky has been there since I moved in two years ago and has never been used. The other basketball hoop on our street is used on occasion, however, it is never moved off the street when it is not in use. On James there is basketball hoop that is moved to the side of the house and laid down out of site which add's to the pleasing nature of this community. We would request that basketball hoops that are placed in the street be removed when not in use.

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I have typed up and relayed the issues of several of the neighbors on Vicky Place. Please send your response to the following who have submitted the complaints, all of the above or in part. Mike and Jill; Ticota, Randy and Jeany Zieldorf, JerryJones, Max Bateman and myself and husband.

Patricia w. Gordon and Roman
920 Vickv Place, Camano Isla , Wa 98282