



FY22 Annual Meeting Agenda

Meeting Date: Thursday, April 21st, 2022

Time: 6:30pm-8:30pm

6:30pm – 7:00pm Meet and Greet.

Annual Meeting 7:00pm – 7:45pm

Open Forum 7:45pm to 8:30pm

Location: Gap Racing, 25741 Jack Rd, Hockley, TX 77447 and Zoom Meeting <https://us02web.zoom.us/j/8194316309>

Meeting Attendants:

James McMahon, President

Rich Dixon, Vice-President

Matt Rush, Treasurer

Laura Tijerina, Secretary

Allen Rollins, Property Manager

Robin Bennett, Board Member

Denise Murtha, Board Member

Donnie Kramer, Magnolia Property Mgmt. Company

Property Owners/Members, Rock Creek Property Owners Association, Inc

I. Call to Order

II. Establish Quorum

III. Approval of Previous Annual Meeting Minutes

IV. Welcome

V. Meeting Format

VI. President's Report

- a. Current Board Members and Officers
- b. Bylaws/Deed Restrictions Approvals
- c. New Services
- d. New Keypad
- e. Erosion Update
- f. Commercial Lots
- g. Quadvest to NextEra Water



ROCKY CREEK

PROPERTY OWNERS ASSOCIATION

VII. Vice President's Report

- a. Committee Report
 - i. Architectural Control Committee
 - ii. Deed Restriction Committee
 - iii. Deed Restriction/ACC Review Committee
 - iv. Social Committee
 - v. Safety Committee
 - vi. Fence Committee
 - vii. Website/Technology Committee
 - viii. PR/ Community Outreach Committee
 - ix. Mowing Audit Committee
 - x. Beautification Committee
 - xi. Erosion Committee

VIII. Secretary's Report

- a. Current Member Report
- b. Real Estate Stats

IX. Treasurer Report

- a. Financials
 - i. 2021 Actuals
 - ii. 2022 Budget
- b. Assessment
 - i. Annual Update
 - ii. Special Assessment Update
- c. Loan Update
 - i. Loan outstanding balance

X. Property Management Report

- a. New Keypad features
- b. Mowing Audits

XI. Current Business

- a. Review FY21 Goals
- b. FY21 Accomplishments
- c. Community Updates

XII. New Business

- a. FY22 Goals
- b. Elections
- c. New Website

XIII. Open Forum



ROCKY CREEK

PROPERTY OWNERS ASSOCIATION

- a. Property Owners time – Property Owners

XIV. Election Results

XV. Adjournment



ROCKY CREEK

PROPERTY OWNERS ASSOCIATION

2021 Committee Chairs and Members

- **ACC Committee members:**
 - Laura Tijerina (Chair)
 - Matt Rush; Rich Dixon
- **DR Committee members**
 - Allen Rollins (Chair)
- **DR/ACC Committee members:**
 - Denise Murtha (Chair)
 - James McMahon; Rich Dixon; Mike Tricarico; Tim Palazzolo; Rodney Johnson; Terry Bennett
- **Social Committee members**
 - Rachel Tricarico (Chair);
 - Janice Anderson; Leslie Rush; Erin Blacketer; Stephanie Rollins
- **Safety Committee members**
 - James McMahon (Chair)
- **Fence Committee members**
 - Allen Rollins (Chair)
 - Craig Windholz; Jared Engelke; Jason Hubertus; Derrick McCullar; Tim Palazzolo; Hubertus Duivenvoorde; Rodney Johnson; James McMahon
- **Website/Technology Committee members:**
 - Denise Murtha (Chair)
 - Ben Sigmund
- **PR/ Community Outreach Committee members:**
 - Robin Bennett (Chair)
 - Rachel Tricarico; Stephanie Rollins; Billie Milioto; Amanda Engelke
- **Mowing Audit Committee members**
 - Allen Rollins (Chair)
 - Eric Milioto; Jared Engelke
- **Beautification Committee members**
 - Robin Bennett (Chair)
 - Janice Anderson
- **Erosion Committee members**
 - Rich Dixon (Chair)
 - Allen Rollins; Jared Engelke; Audrea Lehman; James McMahon



2021 Goals

Complete Erosion Repair

Improve Drainage

Finalize Deed Restrictions / ACC / Bylaws – In process

Continue to Evaluate Vendor Contracts

- Trash Pick-up Options - Completed

Beautify Community

- Front entrance
- Front gate– In process
- Lake area
- East fence
- Lake Gate– In process/removal
- Yard of the Month

Focus on Safety

- Security cameras– In process
- Street signs – In process, need to replace more
- Remote codes – Reassigned gate codes - Complete
- Fire Hydrant – Not available

Add Community Amenities

Savings Account for these projects

Loan Payoff Reduction