

ANNUAL MEETING OF THE ROCKY CREEK PROPERTY OWNER'S ASSOCIATION Saturday, March 14, 2026

President Laurel Taylor called meeting to order at 10:00 am.

Present: Laurel Taylor, Sandy Stratton, Mike Novak, Bob Allen, Doug DuVall, Junior Nuernberg, and Lori Steed.
Bruce Orzechowski was absent.

Residents Attending: Charlie & Janie McPhail, Eddy & Gwen Hancock, Dale Fowler, Reg Taylor, Frank Lombardo, Kim Coulter, Liza Moon, Carley & Luke Howell, David Barker, Christine Brumfield, Terry Hall, and Ellie Enright

Junior Nuernberg led The Pledge of Allegiance.

Bob Allen gave the Invocation.

A slide show was then presented for all committees, which listed committee members, responsibilities for each committee, and noting important accomplishments for 2025. Slide show is available for those requesting review.

Treasurer's Report -

Balances as of March 10, 2025

Checking Account:	\$ 48,455.90
Savings Account	\$ 4,086.10
CD# 00244:	\$ 75,000.00
Total:	\$128,542.00

Administrative Report –

Responsibilities include:

- Notify members of vacancies on Board, establish a Nominations Sub-Committee and oversee elections
- Keep members informed through use of Newsletters, Website, Facebook and NextDoor.com
- Coordinate all social functions

POA SPONSORED EVENTS

Chili Cook Off	Last Saturday in January
Annual Meeting	2nd Saturday in March
Family BBQ	Saturday in Early June
Ice Cream Social	Sunday in mid-August
National Night Out	1st Tuesday in October
Christmas Party	2nd Sunday in December

VOLUNTEERS NEEDED

Architectural Control Committee
Administrative Committee
Finance Committee
Operations Committee
Rules Committee

Please check out our website: RockyCreekTexas.org, or
our Facebook page at Rocky-Creek-Ranch

Architecture Control Committee -

Responsibilities include:

- Provides guidelines to the Board. Guidelines may be either informational or enforceable. Guidelines that are meant to be enforceable must be supported by Federal, State or local legislation or by a specific deed restriction.
- Review and approve plans for all construction in the Subdivision to assure conformance to Subdivision Restrictions.
- Assure adherence to established restrictions with respect to proper use and upkeep of Subdivision properties, reporting to the Board any violation of the recorded restrictions for the subdivision together with its recommendations.
- Present plans to the Board for beautification projects.
- Keep up to date on local building code and permit requirements and advise lot owners in this regard. This information can be incorporated into the newsletter.

ACC Actions 2024 Actual vs 2025 Actual

<u>Structure</u>	<u>2024 Approvals</u>	<u>2025 Approvals</u>
House	11	4
Fence	3	6
Shed	4	6
Garage/Carport	1	0
Driveway	1	1
Deck	0	1
Pool	0	2
TOTALS	20	20

Finance Committee –

Responsibilities include:

- Conduct an audit of the corporate finances at least once annually, reporting to the Board.
- Work with all committees to develop an annual budget.
- Assist Treasurer in assuring an accurate and comprehensive system of recording and maintaining records of all assessments.
- Arrange for tax returns and 1099 filings.

2026 Budget approved by Board at February Meeting

Total Income- Assessments Only	\$50,766.00
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Administrative Expenses

Filing of Liens	\$300.00
Legal Fees	\$1,500.00
Office Manager	\$7,200.00
Office Supplies	\$1,500.00
POA Functions	\$1,160.00
Postage & Delivery	\$ 500.00
Tax Preparation	\$150.00
Website	\$700.00

Total Administrative Expense	\$13,010.00
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Operating Expense

Electricity	\$4,300.00
Property & Liability Insurance	\$9,300.00
Property Taxes	\$600.00
Telecommunications	\$2,600.00
Trash Service	\$450.00
Water & Sewer	\$1,000.00

Total Operating Expense	\$18,250.00
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Park Expense

Caretaker	\$4,320.00
Clubhouse Supplies	\$500.00
Landscaping and Groundskeeping	\$2,500.00
Pool Service	\$11,640.00
Repairs & Improvements	\$ 3,600.00

Total Park Expense	\$22,560.00
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Total All Expenses	\$53,820.00
Net Ordinary Income	(\$ 3,054.00)
Other Income- Fees & Interest	\$ 2,875.00
Total	(\$ 179.00)

Operations Committee –

Responsibilities include Operations Committee –

- Oversee the maintenance and operation of the pool, parks, private roads and common areas.
- Advise Board of Directors as to maintenance requirements and costs.
- Obtain bids, purchase supplies and equipment and arrange and supervise maintenance and repair work.
- Set up and supervise workdays.
- Develop plans for future improvements to the park.

During the past year, operations oversaw several capital improvements. The park driveway, which was resurfaced last year, developed some problem areas. Luke's Asphalt performed extensive repairs; most of which were completed under warranty. Three pieces of adult fitness equipment were installed in the park. They include a balance beam, climbing pole, and an abdominal and dip station.

The clubhouse gained a new, wall-mounted TV, which was donated by a resident. The walls of the clubhouse were decorated with flags honoring the history of Texas and the military. Operations personnel also winterized the pool house during this winter's cold snaps.

Various maintenance actions were performed throughout the year. The playground swing set seats were replaced. The pool's severely degraded coping was regouted. Updated timers for the pool lights were installed by a resident, without charge. And a pool gate alarm was installed.

Two workdays were held and a great deal was accomplished. The butterfly garden was beautified and the clubhouse and pumproom were cleaned. Brush and tree limbs were collected and burned. Debris surrounding the shed was removed. The basketball backboard and rim were replaced. The yellow school bus was repainted as was the trim on the club and pool house. A new 4' x 8' message board was installed in the pool area, complete with towel and key hooks. Towel hooks were also installed in the men's and women's shower areas.

Rules Committee –

Responsibilities include:

- Conduct periodic review of all governing documents and make recommendations for changes
- Oversee suggestions for changes to deed restrictions
- Present to the association recommended changes to documents
- Work with the Admin Committee to develop ballots for proposed changes to Bylaws & Deed Restrictions

2025 Bylaw Updates – Why & What Changed

- Required to comply with Texas Property Code changes (Effective Sept 1, 2025)
- Architectural Control Committee: New notice & volunteer process
- Management Certificate must remain current (County + TREC filing)
- Online access to governing documents if required by law
- Fencing regulations updated to match new state law

What This Means for Members

- Improves transparency and fairness in governance
- Protects owners' statutory rights
- Reduces legal risk to the Association
- No changes to assessments, voting, or meeting structure
- Questions & Discussion

Statement of the Association was given by Laurel Taylor, President, summarizing accomplishments for the year, and looking forward to changes coming for 2026.

Election Returns Jackie Woodard, Sgt-at-Arms, then presented the newly elected Directors:

Bob Allen, Doug DuVall, Sandy Stratton, and Laurel Taylor were re-elected for the term 2026-2028.

Open Forum- Questions regarding the slide show were asked and answered at this time.

Laurel Taylor announced that the next regular Board Meeting will be held on Monday, April 20, at 6:30.

The Annual Meeting was then adjourned, and a regular meeting was held to discuss duties to be distributed to new directors, agreeing to the following:

Laurel Taylor	President
Bob Allen	Vice President & Rules Chair
Mike Novak	Admin Chair
Bruce Orzechowski	Operations Chair
Sandy Stratton	Finance Chair
Doug DuVall	
Junior Nuernberg	

Motion to adjourn, seconded, and carried at 11:15 a.m.

Respectfully Submitted,

Lori Steed