

THE RAPIDS OF KEEFER CREEK COMMUNITY ASSOCIATION, INC.

ANNUAL BOARD MEETING

Sunday, October 25, 2020 – 3:00 P.M.

(*ZOOM*)

AGENDA

I. CALL TO ORDER

a. PRESENT AT THE MEETING:

i. BOARD MEMBERS

1. CASSANDRA K. – PRESIDENT
2. MARCUS T. – SECRETARY
3. KARLA O. – TRESURER
4. BILL L. – DIRECTOR

ii. ROKC Residents

1. Kirk M.
2. Joel E.

II. FINANCIAL REVIEW

A. Discussion of 2021 Budget

- a. Question came during the discussion of upcoming projects – fountain for the back pond vs. the front “holding” pond. Thought would be to put up a fountain up front to break up the scum and make it more attractive.
 - i. Action Item – Board will discuss this at the January Board meeting when we assign projects for 2021.

III. COMMITTEE REPORTS

A. Architectural Control:

- a. Roofs / painting / fences / inground pool / window replacements (8 total)

B. Maintenance:

a. Capital Improvement projects completed 2020:

- Tree replacement with Arbor Vitae along Lima by back pond (November)
- Dead tree replacement at entrance
- Addition of spinner to playground
- Addition of sign to playground (October/November)

b. Capital Improvements slated for 2021:

- Entrance tree removal & replacement (Continuation of 6 year plan)
- Additional street signs
- Addition of benches (entrance, along sidewalk)
- Possible addition of gym equipment along sidewalks

C. Covenant Violations

IV. BUSINESS

A. OPEN SESSION

- Stop signs at the end of some of the roads? Weather Wood Place is an example – this does not have a stop sign.

- Bill L. commented that this is a city issue but the Board will look into discussing this with the city to find out if we can get stop signs put onto the ends of the roads that do not have them.
 - i. Action item – Identify the roads that do not have stop signs on them and contact the city to see what can be done about getting stop signs put up.
 - ii. More information by the January 2021 Board Meeting.

B. Ballots (to be sent out with dues notices)

C. 2021 Dues Invoice & Resident update to be sent out in November (DUE 12/31/20)

V. LEGAL

A. NO liens filed for 2020 dues – many homeowners reached out about payment plans due to job loss from COVID

VI. UPCOMING EVENTS

A. 1st Board Meeting of 2021 – January (Time & date to be determined)

- Board positions assigned

- Goals for year to be set

- Community events to be discussed / calendared

VIII. ADJOURN