



**Congers Creek POA, Inc.**  
**2022 Annual Meeting of the Owners**  
**Meeting Minutes**  
**November 15, 2022**  
**4:00pm**  
**Location: Zoom Videoconference**

Board Attendees: Jerry Scripture, Scott Rogers, & Amar Goggia

Board Absentees: Kate Kely

Owners: 9 units represented (8 present via Zoom and 1 owner signed a proxy).

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call Meeting to Order & Establish Quorum:** 4:07pm (Jerry)
  - a. The association is still under Developer control, so with Jerry present, quorum has been established.
- 2. Proof of Annual Notice:** Annual notices were sent to all owners via email or USPS on October 25, 2022.
- 3. Review and approve of previous minutes:** None.
- 4. Financial Review (YTD, October 31<sup>st</sup>):** Through the end of October, we had \$24,517.98 in total operating income and \$24,539.93 in total operating expense.
- 5. Manager's Report/Community Update:**
  - a. Delinquency
    - i. There are currently 3 delinquent owners in the community and Rocktown has reached out to them to make sure they pay their balance.
  - b. Occupancy
    - i. As of today, Rocktown currently has 56 units reflected in the system that have closed.
    - ii. Scott: 87 units will close and/or be under contract by the end of March 2023.
  - c. ARC Review
    - i. If owners would like to have exterior modifications done to their townhome, they must complete the application, which is on the Congers Creek website. After completing, send it to Rocktown, who will then forward to the Board for review and approval.



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**6. Old Business:** None.

**7. New Business:**

- a. Pavilion
  - i. We have had concerns of trespassing at the pavilion.
  - ii. Daniel Lanphier, an owner, states that there has also been a lot of trash around the pavilion and having a trash can would help with this.
- b. Parking
  - i. We have also had concerns about parking on the street, making it difficult to get around.
  - ii. Daniel states that there aren't places to park if you have extra guests over to visit.
    - 1. Scott mentions that parking along the right side of the street should be OK, and Jerry states that parking is available along Congers Creek Road.
  - iii. Sharon Blanchette, owner, asks if it OK for residents to park over the sidewalk, as it makes it difficult to walk due to the way being blocked.
    - 1. Daniel adds that vehicles are parked halfway in the street and halfway in the driveway.
  - iv. Lot 7 in Phase 1 consistently has 2-4 vehicles around their home every day, and the vehicles are never the same.
    - 1. Rocktown will reach out to the owner.
- c. Trash Totes
  - i. There are some townhomes that don't have a garage, and they have had enclosures added for storage of the trash totes.
  - ii. Enclosures are currently under discussion for the next set of townhomes being built.
- d. Playground
  - i. The playground in Phase 2 has been completed!



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**e. Landscaping/Snow Removal**

- i. We had Curb Appeal this year for landscaping and snow removal, and we will be maintaining them for 2023 and the winter season.
- ii. Rocktown was informed that the pet station was out of dog bags and more have been ordered.
  1. Curb Appeal was contacted to pick them up, but Rocktown will follow-up with them on this.
  2. Rocktown will also reach out to the Congers Creek Apartments about their residents coming over with their dogs and using the pet station.

**f. 2023 Budget**

- i. Rocktown drafted the 2023 budget and this was approved by the Board of Directors and will be posted to the website.

**8. Member Input:**

- a. Tracey Veney, an owner of Unit 8 in Phase 2, asks about the privacy panels that have been put in and if they're permanent.
  - i. Scott mentions that they're temporary due to a construction trailer being located in that area.
  - ii. Landscaping will be added in that area and also around the playground.
- b. Scott states that owners should reach out to Rocktown with any concerns regarding landscaping, pet stations, trash removal, etc.
- c. Sharon states that when Palomino Trail was paved, a noticeable seam was left in the middle of the street.
  - i. Jerry & Scott will reach out to the vendor that performed the paving to get crack filling done where the seam is.

**9. General Comments/Questions: None.**

**10. Board of Directors Elections: None, community still under Developer control.**

**11. Adjournment: 4:45 (Jerry)**