

## Rose Creek Homebuyers' Association 2026 Annual Member Meeting

<b>Objective:</b>	The election of Directors for the upcoming year and annual report.		
<b>Date:</b>	3/19/2026	<b>Location:</b>	Rose Creek Pool Parking Lot
<b>Time:</b>	6:30 PM	<b>Meeting Type:</b>	Annual Member Meeting
<b>Called By:</b>	Jackie English – President	<b>Note Taker:</b>	Sisi Gil – Secretary
<b>Agenda Items</b>			<b>Presenter</b>
I.	<b>Registration and Certification of Proxies</b> # _____ Proxies Submitted		HMS
II.	<b>Call to Order/ Quorum determined</b> Call to order by President Time: 6:30pm # _____ Members (households) present		Jackie English / HMS
III.	<b>Nominations from the floor for the Board of Directors</b> <ul style="list-style-type: none"> <li>• <i>Nominations were opened from the floor.</i></li> <li>• <i>Jackie English and Mark Clemmons formally announced their intention to step down from the Board. Silvia Gil will remain in her current role.</i></li> <li>• <i>Courtney English was nominated for the Board by Danielle, with the nomination seconded by Rhonda.</i></li> <li>• <i>An open position for <b>Treasurer</b> was noted.</i></li> </ul>		Jackie English /HMS
III.	<b>Approval of Previous Meeting Minutes (3/13/2025)</b> Motion approved to submit minutes distributed to record <ul style="list-style-type: none"> <li>• <i>Motion was <b>approved</b> and entered into the record.</i></li> </ul>		Silvia Gil
IV.	<b>Annual Report:</b> <b>A. Officers' Financial Report</b> <b>B. 2026 Budget</b>		Mark Clemens

### IV. ANNUAL REPORT

#### A. High Level 2025 Year in Review

*Below does not include all regular BoD Meetings, which include board's review of timely items, amenity maintenance, regular budget review, etc. for which Minutes can be found on the Rose Creek website. Nor does below involve any Executive Sessions held by board for discussions regarding violation, escalated ACC items, or personal neighbor disputes, for which published Minutes are not provided.*

Event	Outcome
3/2024 – Directors Appointed for new year	Jackie English, Mark Clemens, & Silvia Gil elected
Social Event	Start of Summer Pool Party, Halloween, and Christmas
Amenities Repair	Cameras in the pool, pool maintenance and upkeep

#### **B. Officers' Financial Report**

##### End of Year 2025

**Operating Balance: \$19,723. 41**

**Reserve Balance: \$10,842.39**

- *Prior End of Year Reserve Balance:*  
2024: \$10,524  
2023: \$10,376

2022: \$51,487 \*\$48,840 budgeted for tennis courts; actual costs were \$44,934.77  
for Tennis Courts \$2,647.19 non-tennis court reserves  
2021: \$ 6,260  
2020: \$ 6,259

### **2025 Income -**

Annual Assessment Collected: \$58,569 one new resident and back pay from Nationwide  
Non-Paid Member: No past due / delinquent accounts for 2024 (*only minimal delinquent interest*);  
Special Assessments: None

### **2025 Expenses**

**Total Expenses: 2025 \$48,235**

**Deficit: n/a**

**Net: \$5636 under budget EOY**

*Year Prior 2024: \$214 under budget EOY*

### **Unexpected or Higher Expenses/ Substantial variances between expenses and budget:**

- Pool Gate repairs \$1,480
- Tennis court maintenance \$1,740.00
- Landscaping Fees: \$2,000 saved
- Insurance claim income \$4,000 to operations
- Telephone \$1800 less than budget
- Initiation Fee (New Residents): \$600
- Cabana cleaning not budgeted (\$900)
- Insurance cost increase (\$1,756)

## **C. 2026 Financials and Budget**

### **2026 Annual Assessment**

Budgeted: **\$56,610**

YTD Collected: **\$48,498.50** (as of Feb. 28, 2026)

Un-paid assessments (as of March 9, 2026) : **\$ 6617.67** ( 9 members have delinquent accounts)

**2026 Expenses (Budgeted):** \$56.610

Recommend assessment to increase a minimum of 5% to 10% (\$800 to \$840) in 2027 unless new board decides a different amount is warranted

Other Non-Earned Income: none expected at this time

### **2025 Budget Adjustments/Recommendations:**

- *Consider moving \$9,000 of the operating balance to reserve to prepare for maintenance and lock upgrades*
- *Tennis Facilities – Tennis Court Maintenance Plan: \$14,000 needed in 2-3 years; yearly power washing not recommended; recommend budgeting for locks on tennis courts (future board to look into)*
- *Pool - Locks will need replacing in the near future*

## **V. Board Topics for Discussion**

### **1. Maintenance Agreement / Front Entrance Update**

- *Front entrance columns have been **completed***

### **2. Home Selling Reminders**

If you plan to sell your home, HMS will assist you in obtaining a letter from the title company.

They can also help provide your realtor a copy of the Covenants/Design Standards if needed, but these are also available on myrosecreek.com under documents.

There is an initiation fee for all new homeowners in the amount of \$600. *(2013 Amendment)*

**3. Recommended Board Projects for 2026**

Updated locks on the pool and tennis courts

**5. Q & A / Floor Open for Questions**

The floor was opened for homeowner questions and discussion. The following topics were raised:

- Clarification was requested regarding **Rose Creek vs. Rose Creek Estates**. It was confirmed that Rose Creek residents do **not currently have access to Rose Creek Estates amenities**.
- A question from Karen regarding **traffic patterns** was discussed. It was noted that Pulte is not currently addressing traffic concerns; Courtney provided additional clarification.
- A suggestion was made to install **lighting at the Rose Creek Estates entrance**, with consideration given to **solar lighting options**.
- Mary recommended establishing **community road rules**, including guidelines for **golf cart usage and age limits**, as well as keeping carts off grassy areas.
- A **community safety newsletter** was suggested to improve communication and awareness.
- Rhonda raised a question regarding the **pool septic system**, specifically whether it requires pumping. It was noted that it may have last been serviced approximately 10 years ago and should be verified.
- Residents asked about the **pool opening date**, which is scheduled for **May 9th**.
- Concerns were raised regarding **weed treatment and landscaping maintenance**, particularly along the corner and adjacent side areas.

<b>VIII.</b>	<b>Adjournment</b> President adjourned at 6:58 pm	Jackie English
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