

ROCKPORT COUNTRY CLUB ESTATES HOMEOWNER'S ASSOCIATION  
ANNUAL MEETING  
ROCKPORT COUNTRY CLUB  
MARCH 19, 2022 1:00pm

Start: 1:00 pm

Adjourned: 2:34pm

Presiding: Robert Dayton, President

1. President Robert Dayton welcomed the HOA members to the 2022 annual meeting
2. Greg Stevens our Chief of Police was the guest speaker. He introduced himself and talked about policing in Rockport. One change he has made is to put Code Enforcement under the Police Department. The example he gave was that it is hard to catch someone directly dealing drugs at a home or building, but if we make their life intolerable through Code Enforcement, they will move along.

In the Country Club, the crimes are primarily burglaries from unlocked cars. There are also home break-ins and both of these crimes are generally driven by drugs.

Chief Stevens also spent time talking about staffing and how staffing is determined. He introduced Capt. Nathan Garcia who is head of Patrol and a resident of the subdivision, as is the chief.

3. Dennis Parker presented the minutes from the 2021 annual meeting for approval. A motion was made Steve Wilde and seconded by Pam Frost to approve the minutes. The motion was passed by a show of hands of the membership.
4. Committee reports:
  - a. Treasurer – Robert Dayton presented the 2021. Treasurer's report. We did not collect dues due to COVID. Therefore, we were in a net loss position for the year. Our income was 16,611.91. This was primarily due to property transfer fees, median maintenance income and dues in arrears. Our expenses were 42,332.45 which was a loss of \$25,820.54. Our cash position at the end of the year was \$85,168.47. A motion was made by Adelaide Marlatt and seconded by Cissy Beasley to approve the report. The motion was passed by a voice vote of the membership.
  - b. Compliance – The HOA sent out 138 letters for tree maintenance and with that and a few follow-ups, about 90% complied with trimming the trees to city code. There was no other activity of note – just the usual boats, trailers, etc.
  - c. Membership – There were 649 properties as of 12/31/21 – 397 are mandatory members of the HOA and 252 are not mandatory. Due to property sales, the mandatory membership increased by 41 in 2021. There were 83 property sales – the normal for a year is about 50. There are still 9 mandatory members with dues in arrears.

- d. Architecture – The notable activity this year was approvals for 13 new homes. New home builds usually are about 2-3 per year, but builders have bought up over 30 lots which is historically unusual.
- 5. Robert Dayton presented the 2022 proposed budget. A motion to approve was made by Steve Wilde and seconded by Kate Goggins. Motion carried by a voice vote from the membership.
- 6. Board Election Results –  
 The four candidates on the ballot were all elected to the Board. Ken Baron, Lillian ‘Cissy’ Beasley, Eric Soness and Jerry Eaton were all elected. A motion was made to seat the Board by Steve Wilde and seconded by Steve Straub. The motion was passed by a raise of hand of the membership. Ballots are maintained by the Secretary for review by request.
- 7. Ken Baron has been working with the City on drainage issues. Last summer we had 21 houses flood and street flooding. Working with the City to identify the problems and what needs to be done to fix them. Originally the City said they would take care of all of the drainage problems, but by September, they said they had no money. They had \$18K in the budget for street repairs and drainage for the entire city. A committee was formed and got the City to increase the budget to \$1.015MM. There is also grant money available that the committee is trying to get a part of. The City relieved the current City Manager and hired an interim manager, and after no action by the City thus far, they are starting to move toward fixing the major issues, including a 42” pipeline which will be funded by excess bond funds of ~\$450K.
- 8. The regular Board meeting followed the Annual Meeting.
- 9. Meeting adjourned at 2:56pm

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Robert Dayton, President

Presiding

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Dennis Parker

Recording Secretary