

Rock Creek HOA- Special Meeting  
Thursday, January 13, 2022  
Meeting Minutes

- I. **Call to Order-** The meeting was called to order at 6:05 PM. Present were Board Members John Eckhardt, Diane Marsella, Anna Navarro, Brandon Culter, Darius Baer and Jarvie Worcester. Dani Esch from Cherry Creek HOA Professionals (CCHP) was also present.

There were 65 homeowners in attendance.

- II. **Welcome/Introductions-** John Eckhardt gave an opening statement.

III. **Homeowner Forum-**

- a. **What are the covenant requirements for exterior design? Is the HOA looking for additional help?** Discussion to be held later in the meeting.
- b. Per Town of Superior and County, Rock Creek is last on the list for Superior for debris cleanup.
- c. Cleanup could take 6-18 months.
- d. Guidance is coming from the Town of Superior and County regarding code updates.
- e. The HOA is only responsible for the Architectural side of the rebuilds, everything else is in the hands of FEMA, the Town of Superior and Boulder County.
- f. The Town is attempting to coordinate with the HOA to obtain pre-approved builders.
- g. Homeowner request: Architectural approvals be consistent to new builds and homes not affected, that the HOA is open through this process with no executive sessions. The covenants tie hands on what HOA can or can't do.
- h. **What are the guidelines/rules on cleanup?** The Town of Superior and County are handling the cleanups. Clarification should go through the Town. The fire debris is hazardous material and cleanup must be done correctly. A permit will be needed for private cleanup or through the Town/County.
  - i. A homeowner volunteered services with an architectural background.
- j. **Will the HOA be lenient to those homeowners who do not have the financial resources to do a private cleanup and will be waiting for the coordinated debris schedule?** Yes
- k. The Town has lots of information for cleanup and permitting. The HOA can do the Architectural but not the other items. Recommend homeowners attend Town meetings for guidelines and permitting.
- l. **Can the Declarations be changed to cut out rules and regulations?** The Board will not take on a declaration change at this time.
- m. **What is the process for roof replacement/repair?** Submit ACC Request
- n. Expressed concern for the violations and fences during the pandemic. Does not want similar situation.
- o. Home values will increase due to new homes. Homeowners want to cleanup, rebuild and move on. The Board should make it easy for homeowners.
- p. HOA is in position/opportunity to expedite and create policies, work with Town and Builders for pre-approved plans. Find a way to make this easier for homeowners.
- q. Homeowner suggestion: put a moratorium on code enforcement.
- r. A homeowner asked the HOA to change the way things are done. Encourages Board to make things easier and put "quick fixes" into place and let homeowners help so things get done quickly and easy.
- s. John and Dani clarified the fences are allowed to be put back up without a request if there are no changes.
- t. Homeowners do not want to submit ACC request until guidelines are given. Do not want to spend money on design to have it get denied. Builders need to know what HOA rules are prior to design start.

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- u. A homeowner stated their beginning ideas for possible rebuild.
- v. **Is the Board open to recommendations regarding rebuild parameters?** Further discussion on this question. Open to discussion and feedback.
- w. Homeowners may have to build smaller homes due to construction cost and insurance benefits.
- x. Building codes and permitting are through the Town and County, they are looking at codes and fire resistance.
- y. Board question: **How fast do the homeowners need the HOA to move?** There was a request for guidance in 3 weeks or sooner.
- z. Homeowners must have debris removal first but can work on cleanup and design at the same time. RCHOA is not at the top of the coordinated cleanup list, but homeowners need flexibility to do some things on their own. Some homeowners may not be able to afford to rebuild and may have to clean up the lot and buy elsewhere.
- aa. A homeowner volunteered to talk to designers and give the HOA a list of possible changes. They requested a "Top-10 do's and don'ts" to start.
- bb. It was clarified that HOA does not have to do with debris cleanup. The HOA can insist a lot be cleaned and can give a timeline for cleanup. There is a concern that cleanup is done properly, the Town/County will have more rules on this.
- cc. There was a request for the HOA to work with the Town/County/State to help homeowners. There are too many meetings with different entities.
  - i. The Town is putting together workflows and progress and should be assigned a representative that will work with Rock Creek.
- dd. The Board is working out the Covenant mandated harmony with the remaining homes and what that would look like with updated Town/County codes.
- ee. The HOA needs to be collaborative with the Town and homeowners.
- ff. The Town is responsible for how close the home can be to the lot line. If there are items in covenants that outline designs, please send out an itemized approved list for designers to begin design.

**IV. Board/ACC Discussion**

- a. Considerations:
  - i. Expedition of applications.
  - ii. Eliminating application hurdles.
  - iii. Establish a short list of allowed/not allowed.
- b. **Other Comments**
  - i. Dan Kellog is actively speaking with Town to establish a relationship. All items being discussed are already on the table.
  - ii. The HOA is listening to homeowner concerns. A lot depends on Town's decisions. HOA is at the bottom, below County/Town jurisdiction.
  - iii. ACC will provide guidelines for rebuilds to help a smooth process.
  - iv. Dan was approached by a trustee independent from the ACC. Not sure if Town will have working groups. Reached out to Richmond Homes to come in, at the Richmond Board for discussion.
  - v. There are no restrictions regarding which builder a homeowner can choose.
  - vi. The HOA was approached by Coal Creek Ranch to share ideas and information.
  - vii. Coal Creek also reached out to Richmond. Richmond does not have any records; they delete after 10 years. There are brochures from the models that will be sent to the Town's building department.
  - viii. The homes that were destroyed were Richmond homes.
  - ix. If the homeowners know their home model name, the building department would have some information.

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- x. ACC members requested feedback on building the same homes or different. Some homeowners have discussed downsizing due to funding. Some may wish to go bigger.
  - xi. The County Building Codes may require different building materials. Siding and roofing ideas are similar to surrounding/previous but depend on codes.
  - xii. It may be helpful to send homeowners the current state of covenants. The HOA. needs to establish revised/acceptable standards for process so homeowners can move forward with a clear set of rules and pre-approved/rejected plans, materials and colors.
  - xiii. Many homeowners are concerned about being under-insured. Homeowners may not be able to have clean-up done and are struggling with rebuilding. May need to go smaller. Frank- only given 24 months of housing. In position to do cleanup themselves as Rock Creek is last on list- cannot wait for fema or Town/County.
  - xiv. If there are questions on fences, homeowners are to contact the manager.
  - xv. Frank and Paula Lee volunteer to be part of the working group.
  - xvi. Homeowners could provide input on the group.
  - xvii. Basement apartments would not be allowed per zoning, not a multi-family community.
  - xviii. Boulder County and the Town of Superior are working together to make the open space safer.
- c. Board Closing Discussion:
- i. A small working group of the Board, ACC and Volunteers is a good idea to establish lists, work with the Town and collect cleanup and build information. Max 10 people in the group, with all items passed through board with approval.
  - ii. *John Eckhardt moved to establish a Rebuild Working Group consisting of Board Members Brandon Culter, Jarvie Worcester, the Architectural Control Committee and the following homeowner volunteers: Christi Verbeck, Mike Traxler, Eric Austin, Frank Lee and Paula Lee. Jarvie Seconded.* Further discussion regarding a Chair/Coordinator.
  - iii. ***John Eckhardt amended the motion nominating Dan Kellog as the Chair of the Rebuild Working Group. Darius Baer seconded. There was no further discussion. All were in favor.***
  - iv. Dani will send an email blast to the homeowners announcing the establishment of the group and ask for homeowner input.
- V. The meeting was adjourned at 8:25 PM.