

**Rolling Hills Master HOA
Annual Meeting
March 21, 2016**

The Rolling Hills Master Annual Meeting was called to order at 7:04 pm. A quorum was present.

Approval of Minutes: The membership reviewed the annual meeting minutes from last year. There was a questions about the tree installation from the minutes and where they were placed. There is a correction in the minutes to change the 2013 minutes to the 2014 minutes. PPS will make the changes. A motion was made and seconded to approve the minutes as amended. Motion passed.

President's Report: Willie went through the 2015 projects and upcoming projects for 2016 with the membership such as the following:

1. The non-potable irrigation pump functioned ok last year. The summer with no large problems or expenses. The Board is having Greening up landscape install a new flush control and monitor on the ray water filtration system. This will cost \$700 plus installation and will improve the monitoring and operation of the pump.
2. All but one of the 19 trees that were planted in 2014 survived the first year and looked ok at the end of the year.
3. The fence along Highway 60 was hit by a car in the fall and has been repaired at the expense of the HOA since the driver did not have insurance. It was also power washed and repaired as necessary. This is an ongoing maintenance line item.
4. There will be work in the retention pond this year behind 7-11
5. Home building continues, and lots are filling up.
6. The Board will be repairing hazardous sidewalks within the HOA. Willie asked the membership to get in touch with the Board to get these areas addressed.
7. If homeowners have any capital improvement projects that they would like to see, please notify management.
8. The Catholic Church was unable to fulfill the contract for cleaning the ditch this year. The Board contacted the Boy Scouts and a crew of about 50 Scouts who did a great job of the cleanup. Willie also recognized Arapahoe Rental, Gateway Dreamscaping and Wind Farms furnished at no costs the equipment for the projects.
9. The north bank of the retaining pond in the far northeast corner of the community is a no man's land and has been an eyesore for a long time. The Board is formulation a plan to address this issue both short and long term.
10. The Board appreciates all the residents of RHR cooperation and patients. This is what will keep RHR the best place to live in Johnstown.

2016 Budget Ratification: PPS presented the budget to the membership. There were questions about watering and weeds spraying of the weeds on the common space. There was questions about line items within the budget. There were concerns about snow removal areas that have been missed this season. There were issues with the new snow contractor and areas that were missed. The Town is responsible for plowing of the streets and it is based on a priority list. There was a discussion of shoveling snow

along the circle. The HOA has been performing the snow removal but homeowners are responsible to maintain this area. There was a discussion about having a written list on the website. A motion was made to approve the budget as presented. Motion passed.

Open Discussion: There was a discussion about eliminating the split rail fencing all together because of costs. The fence is a barrier from the sidewalk. It is also visual appealing for the membership. There was discussion about the maintenance of the retention pond on the north side of the property. There was a discussion about submittal of ARC on items that are being built. There was discussion from the members about the picnic bench that was installed behind the Patio II, Master HOA property. There is a request from homeowners that live within the area that the table be removed. The Board would like to give the location a try and within 6 months and see if there is any issues with the location. The Board will re-evaluate the location at that time. There was a request to try and do additional curbing within the HOA. A motion was made and seconded to have the park bench removed. A majority of the membership present was in favor of waiting for 6 months to see if there are any issues. There was an additional question about the vinyl fencing and who is responsible for the maintenance. There is only one section of fencing that is specified as HOA responsible is the one of Telep.

With nothing further to come before the membership, a motion was made and seconded to adjourn the meeting at 8:24 pm.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services