

**Rolling Hills Master HOA  
Annual Meeting  
March 6, 2017**

The Rolling Hills Master Annual Meeting was called to order at 7:00 pm. A quorum was present.

**Approval of Minutes:** The membership reviewed the annual meeting minutes from last year. A motion was made and seconded to approve the minutes as amended. Motion passed.

**President's Report:** Willie went through the 2016 projects and upcoming projects for 2017 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 HOA installed a new digital display on the filtration system that allows for better monitoring of the system.
2. The fence along HWY 60 was in disrepair and is very costly to maintain because of age. The fence was removed and the Board will decide what to do with the area. There are options to do nothing, replace with a new one or some sort of landscaping with grasses and boulders. Other suggestions are welcomed.
3. The hazardous sidewalk were replaced this year within the community.
4. The Boy Scout troop from LDS Church did a great job of cleaning the HWY 60 ditch. The Board wants to thank the businesses that provided equipment and additional labor to accomplish a superb job. I would like to suggest we support those local businesses.
5. The north slope of the retention pond at the far northeast corner of RHR is an ongoing concern and we are exploring option to control that area.
6. The new south building of the Darlington Lane development was built so that the sidewalk encroached on the Master's retention pond. When construction and excavating is complete, the Master HOA will grant Darlington an easement for the encroachment and landscaping and maintenance.
7. The Board appreciates all the residents of RHR cooperation and patients. This is what will keep RHR the best place to live in Johnstown.

Willie also reported that Greening Up has sold to Gorge Garcia. Their intention is to keep the name the same and all the employees will remain. Michael Garcia will be the same contact person for the HOA.

**2017 Budget Ratification:** PPS presented the budget to the membership. Upon review of the budget and questions, a motion was made and seconded to approve the budget as presented. Motion passed.

**Open Discussion:** Homeowners by the greenbelt along HWY 60 are experience a increase in road noise since the fence was removed. They are requesting some sort of additional noise barrier such as a fence or wall. The fences are not the responsibility of the HOA. There were additional concerns brought up concerning CDOT and if it would be permitted to put up a wall.

There was also open discussion concerning options for the replacement of the fence which was taken down. Some people like the fence completely gone. Other would like to see the areas vamped up with

newer landscaping. One homeowner was concerned about the holes not being filled in. Willie reported that they were filled in just this past weekend.

With nothing further to come before the membership, a motion was made and seconded to adjourn the meeting at 8:03 pm.

Respectfully Submitted,

Sandra Oldenburg  
Vice President  
Poudre Property Services

DRAFT