

**ROLLING HILLS RANCH TOWNHOMES ASSOCIATION  
HOMEOWNER AND BOARD MEETING  
MINUTES FOR JANUARY 11, 2016  
Monday, 7 P.M.  
Senior Center - Johnstown**

**1. President Call to Order:** Larry Storms, President, called the meeting to order at 7:10 P.M.

**2. Roll Call of Board Members in Attendance:** The following Board of Directors were present: Storms , Bass and Buchanan. A quorum was established.

**Visitors Present:** Nick Vasa, Shannon Kindred, Mike Chalek Georgia Storms, Connie Clementson, Sherry Hitchens, Emily Lueboke, Maryann Blackerby, Glen Rose, Jeanne Larson, Irma Lijnis, Cheryl Vito, Tom Gibb, Rich Gioino and Barry Maxted,

**Visitor and Speaker:** Introduction of Nick Vasa from Hurr Vasa Landscape and Snow removal with question and answer session.

**3. Reading of the Minutes of the BOD meeting November 18, 2016, by Buchanan:**

The reading of the Minutes from this meeting was waived as everyone had a complete copy for their review prior to the opening of the meeting. There was no questions or request for changes.

**Motion to Approve-Buchanan 2nd-Bass Approval Vote was Unanimous**

**Reading of the Minutes of the Homeowners Meeting March 20, 2014 by Buchanan:**

The reading of the Minutes from this meeting was waived as everyone had a complete copy for their review prior to the opening of the meeting. There was no questions or request for changes.

**Motion to Approve-Georgia Storms 2nd-Tom Gibb Approval Vote was Unanimous**

**Reading of the Minutes of the Homeowners Meeting December 19, 2014 by Buchanan:**

The reading of the Minutes from this meeting was waived as everyone had a complete copy for their review prior to the opening of the meeting. There was no questions or request for changes.

**Motion to Approve-Georgia Storms 2nd-Rich Gioino Approval Vote was Unanimous**

**4. Treasurer's Report by Song:**

The reading of the Treasurer's Report was waived as the Report as the Treasurer, Howard Song, had not prepared nor provided a report to the Board.

**5. Old Business:**

There were no updates available on the "Old Business" from the 11/18/15 meeting so that information will be heard at the BOD's next meeting.

**Lights above the garage - Per Joel - requesting a grant from county to fix photo cells and will follow up with them to get new photo cells and lights installed.**

**6. New Business:**

Storms: report on ARC Committee work on consideration of changing color palate for buildings done by Shannon Kindred and bid from CDS Painting.

Meeting and Election of a new Director to replace Howard Song.

Nominees: Tom Gibb and Rich Gioino

Nominee receiving majority of votes of BOD members: Rich Gioino accepted nomination and was elected as board member.

Nomination and Election of a new Treasurer – Rich Gioino accepted nomination and was elected as Treasure to serve a 3 year term.

**7. Report on Master Board Meeting held on 12/14/15:** quorum was present and meeting was held. Items deemed of interest to RHR THS: The fence on the North side of Hwy 60 west of RHR Drive is to be repaired by the Master Association and a contractor is being scheduled.

**8. APS transition update:** Nothing not already discussed in the Meeting was reported .

**9. Homeowners' Discussion:** Pursuant to By-Laws Section 6.10, “Owners must be allowed to speak before the Board VOTES on any issue under discussion. The Board shall allow a reasonable number of persons to speak on each side of the issue, but the Board may place REASONABLE restrictions on the time allow for each Owner to speak. Owners may also be allowed to speak at such OTHER times as the Board, in its sole discretion, deems appropriate.”

The Chair/President suggests the Owners only be allowed to speak during the BOD meeting on matters subject to a VOTE of the BOD unless, on a case by case basis, the BOD invites comment and then, each Owner is allowed one, three minute period to express his/her opinion and is owed no immediate response from the BOD.

**10. Next Meeting:** The next Board Regular BOD Meeting was set for February 16, 2016, at 7:00 P.M. At the Senior Center in the Small Meeting Room.

Adjournment : Motion to Adjourn at 8:30 P.M

**Motion to Approve- Bass**

**2nd- Buchanan**

**Approval Vote was Unanimous**

Submitted by: Deb Buchanan, RHR Ths BOD Secretary