

**ROLLING HILLS RANCH TOWNHOMES ASSOCIATION  
HOMEOWNER AND BOARD MEETING  
MINUTES FOR FEBRUARY 16, 2016  
Tuesday at 7 P.M.  
Senior Center - Johnstown**

**Vice President Call to Order:** Kevin Bass, Vice President, called the meeting to order at 7:00 P.M.

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

**Visitors Present:** Shannon Kindred, Tom Gibb, Bob Buchanan Bill Way, Loretta Way, Miriam Powell and Peggy Granzin.

**Meeting and Election of a new President to replace Larry Storms.**

Nominees: Tom Gibb and Bill Way

Nominee receiving majority of votes of BOD members: Bill Way accepted nomination to return as president until June 2016. Bill agreed to return for a short term as his knowledge of previous contracts and relationships with contractors would be beneficial to the HOA.

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

**Returning President Bill Way then lead the meeting.**

**New Business:**

Discussion to change monthly meetings to 2nd Monday of the month at 7:00 pm. Buchanan will contact Johnsons Corner to get cost and availability for future meetings and compare that with cost and availability of the senior center.

Master Association has 7 neighborhoods with 3 sub HOA's. Two representatives are needed for each sub HOA. Tom Gibb volunteered to be the 2nd rep to attend Master HOA meetings with Kevin Bass.

**Architectural Committee:**

Shannon Kindred accepted the open Chairman position due to the vacancy left by Larry Storms.

Shannon will look to find a 3rd volunteer as well.

Further Discussion of changing gray paint to a tri-color painting Scheme and getting bids.

We need to make sure bids are for a 15 year paint. (Exhibit A)

Shannon will get more information during a meeting and walk through with CDS on 2/26 at 9:00 a.m.

**Painting Contract:**

CDS Painting and Staining, Inc. is contracted to paint our buildings through March 2017. CDS has submitted quotation for adding painting of the shingles on the building sides. Acceptance of those quotations was deferred pending the results of the 2/25 meeting.

**Maintenance Committee:**

Discussion for the need of a maintenance committee to walk through community and meet with contractors regarding building and/or ground maintenance. Tom Gibb volunteered to spear head while Rich Gioino volunteered to join the committee.

**Snow Removal and Damage from Snow removal:**

Discussion of poor snow removal and damages. Homeowner Miriam Powell brought pictures and correspondence with APS and Hurr/Vasa. List of damages to included grass edges destroyed, missing grates, broken concrete edging. (Exhibit C and D)

Way proposed the removal of Hurr/Vasa barring any contractual agreement and to bring back Escape

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

**Old Business:**

Tom Gibb led a discussion regarding Steel roofs listing several advantages such as less fire hazard, less hail damage, and possible reduction in insurance premiums. APS will be requested to explore the relative cost of metal vs. asphalt shingles. The HOA will then explore the insurance savings if the HOA converts to metal shingles.

Way proposed to get bids for inspectors to come and assess all roofs except the 6-plexes completed 8/2015. Inspection should include a list of roofs in need of immediate repair . Buchanan also suggested getting free bids from roofers for comparison. Bill will contact Joel to get bids from inspectors.

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

Tom Gibb thanked Buchanan for changing bulbs above garages. Buchanan will give list of broken socket and sensors to Tom. Discussion to remove the broken sensors with a dusk-to dawn bulb. Discussion regarding lights out on Chesapeake are the fact the homeowners have a control switch inside their garage. Suggestion was made to have fire department write them a letter requesting them to leave lights on for safety reasons. Tom suggested Escape Landscaping be given the job of handling light/photo cell replacement.

**Report on Master Board Meeting held on 2/15/16: Bass**

A 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 and a contractor is scheduled. The repair delay was due to two different insurance companies involved. At this time neither insurance company will pay for the damage. Another item of interest is the \$26,000 in Master HOA dues that are in arrears.

**Next Meeting:** The next Board Regular BOD Meeting was set for Monday, March 14, 2016, at 7:00 pm 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, RHRTB BOD Secretary