

ROLLING HILLS RANCH TOWNHOMES ASSOCIATION
HOMEOWNER AND BOARD MEETING
MINUTES FOR March 15, 2016
Tuesday at 7:30 P.M.
Johnsons Corner - Johnstown

President Call to Order: William Way, President, called the meeting to order at 7:32 P.M.

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

Visitors Present: Shannon Kindred, Tom Gibb, Loretta Way and Joel Yost.

Reading of the minutes of February 16, 2016 meeting was waived as all had received a copy.

Motion to Approve- Buchanan 2nd- Hare Approval Vote was Unanimous

Rich Gioino discussed the Treasurer's Report & Report on present HOA Reserves, but could not give a full report due to missing bank statements. Rich will provide an update next meeting

The Master Association Board Meeting will be held next week. Kevin Bass and Tom Gibb to attend and will provide a report next meeting.

A discussion was held and Rich Gioino was appointed as the responsible party for reviewing and approving invoices presented to APS.

Motion to Approve- Way 2nd- Buchanan Approval Vote was Unanimous

A discussion was held and our Agreement with APS will change to 30 day notice from either party to dissolve contract and terminate the contract.

A discussion was held regarding Escape's contract and establishment of fuel price which triggers up-charge in landscaping invoices.

Shannon Kindred reported on the CDS Painting bid for changing to the tri-color painting Scheme. The bid included the painting of down spouts, front doors, garage doors and trim with a 15 year paint and a 45 year caulk. A duplex would cost \$3,800 and a 4-plex would cost \$4,800. A letter and ballot will be included with our newsletter for the community to vote on this issue.

Bill Way and Tom Gibbs requested estimates from The Tree Guys to remove dead trees and from Escape to plant new trees from the tree farm.

Joel from APS reported that the broken fixtures above garage doors have been fixed while Tom Gibb requested a letter go to the North side units requesting them to keep their lights on for safety reasons. Tom Gibb advised that Escape has been authorized to replace these bulbs and photo cells as they fail.

Tom Gibb advised that a volunteer, Janice Parker, will help Deb Buchanan prepare and get a Newsletter sent. Need to add information and voting information for paint color change to the newsletter. Buchanan brought a Realtor/info box and suggested a box be posted at every post box cluster. Cost is approximately \$25 per Newsletter stand.

Roof inspections were conducted by Echo and Denali. Echo's report was unacceptable. Denali reported that all remaining units on the west side be replaced at an estimated cost of \$60,000, with repairs to 17 units on the east side at an estimated cost of 12,000. Two additional companies including All Phase are to inspect and give us their reports next month.

Joel has been in contact with Denali Roofing to receive a copy of the warranty for work completed on the two six plexus this summer and to receive a firm quote from Denali for re-roofing the west side units.

Tom Gibbs and Bill Way met with Goltz Paving to get an estimate for the much needed Paving repairs. Bid to come in the next couple weeks and will be reviewed at the next meeting.

Concrete repairs are needed in several areas. A scope of work has been prepared for these repairs and bids are being solicited.

Bill Way discussed the fact the HOA is to complete a Reserve Study every three years. Last reserve study was completed in March 2013. Board will work on completing one this summer.

A discussion was held on keeping the post office box at a cost of \$90 per year. The Northstar Bank mailing address has not been changed and could continue to be sent to the PO Box. It was decided that post office box along with the cost is not necessary and the Northstar address will be changed to APS.

Further comments from Joel Yust of APS announcing an HOA board member class being offered by the City of Fort Collins on Tuesday, March 15 at 7:30 pm. The class reviews the guidelines as well as laws that pertain to being a board member.

Adjournment : Motion to Adjourn at 9:37 P.M

Motion to Approve- Way

2nd- Hare

Approval Vote was Unanimous

Next Meeting: The next Board Regular BOD Meeting was set for Monday, April 14, 2016, at 7:00 pm at Johnsons Corner Meeting Room.

Submitted by: Deb Buchanan, RHRTB BOD Secretary