

**ROLLING HILLS RANCH TOWNHOMES ASSOCIATION
HOMEOWNER AND BOARD MEETING
MINUTES FOR MONDAY, APRIL 11, 2016
Johnsons Corner - Johnstown**

President Call to Order: William Way, President, called the meeting to order at 7:01 P.M.

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

Visitors Present: Loretta Way, Shannon Kindred and Mike Chalak.

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

Motion to Approve- Deb 2nd- Kevin Approval Vote was Unanimous

Treasurer's Report was presented by Rich. Per Rich \$379,000 will be needed in the next 5 years to replace roofs. Discussed the option to increase dues by \$50-\$60 per month and put in a special assessment account for reserves. Another option is to take a loan at 5-6% rate in order to pay for all roof replacements now and have time to build up funds with the increase in the special assessment dues. A loan would not be practical if our CDs have to be encumbered as collateral. Rich is still in process reconciling invoices from September to present. He will request a monthly accounting of APS charges to our HOA on a routine basis. Currently a \$17,000 snow removal invoice from Hurr-Vasa will be requested to review.

Rich also reported on HOA reserves and CD accounts with Northstar. We have three accounts with one ready to renew in April. Currently the bank statements were still being sent to in the PO Box and being forwarded to APS. A resolution was made for Rich to receive the statements instead of APS. Rich will notify the Bank.

Motion to Approve- Bill 2nd- Dave Approval Vote was Unanimous

The Master Association Board Meeting was held Tuesday, March 22nd with Bill and Kevin in attendance. A discussion regarding a park bench was the main topic for neighboring HOA to resolve. The board confirmed the Master will continue using Greening p for their landscaping and Poudre Properties as their property management company.

Shannon shared more colors and ideas to change the paint colors for townhomes. In addition to paint, there is wood trim that needs to be inspected and replaced at the time of painting. Discussion was held as budget may not allow for an increase in paint costs at this time. There are also time constraints to have homeowners review colors and vote on the color change. A proposal was made to inspect the units to replace the damaged trim and to keep the gray color for 1 more year.

Motion to Approve- Bill 2nd- Dave Approval Vote was Unanimous

Bill proposed that the board give Tom Gibb the authority to spend up to \$1000 on budgeted items such as the replacement of tress bushes and sprinklers.

Motion to Approve- Bill 2nd- Dave Approval Vote was Unanimous

Discussion was held to change the board back to 7 members. Previous President Larry Storm/board had reduced the number of board members to 5. The current board proposed to go back to 7, as more people are needed to complete HOA tasks. A proposal to add Tom Gibb as a director was made.

Motion to Approve- Kevin 2nd- Dave Approval Vote was Unanimous

In addition, a proposal was made to add Shannon Kindred as a director as well. She will help in the creation and distribution of the newsletter and minutes.

Motion to Approve- Kevin 2nd- Dave Approval Vote was Unanimous

Bill discussed the upcoming costs for tree maintenance. Tom purchased three 9' maple trees to replace three that died last year. The Tree guys are scheduled to remove 4 additional dead tree stumps and plant the 3 new maple trees at a cost of \$1050.

Bill Way proposed to award the paving repairs to A-1 Chipseal for paving repairs. (see bid summary) as long as they can start paving within 2-3 weeks. Second choice would be Goltz.

Motion to Approve- Kevin 2nd- Dave Approval Vote was Unanimous

Deb Buchanan shared a template of the Newsletter and discussion of what topics need to be included. The decision was made to mail the first copy, notifying homeowners of info boxes that will be set up near mailboxes and ready for future newsletters. Once completed an email to board members for review will be sent. One will be emailed to APS to add to website. Deb will check with APS and J-town printing for the printing of newsletter and address label costs.

We are still waiting on estimates from Denali Roofing and Echo roofing. Bill has requested Joel to contact them again.

Joel from APs has suggested we use a Dog pooh cleaning company to help with Dog Pooh clean up. Cost would be approximately \$50 per trip but the company will be asked to visit our community and quote a price.

Deb suggested a neutralizer to be put on the grass to help remove yellow spots in the grass. She will contact Escape or courtesy landscaping for prices.

Concrete repairs are still on hold until we receive more estimates. Currently we have 1 complete and 1 partial estimate. Further discussion to be held at the next meeting.

Adjournment : Motion to Adjourn at 9:02 P.M

Motion to Approve- Kevin 2nd- Bill Approval Vote was Unanimous

Next Meeting: The next Board Regular BOD Meeting was set for Monday, May 9, 2016, at 7:00 pm at Johnsons Corner Meeting Room.

Submitted by: Deb Buchanan, RHRTH BOD Secretary