

**ROLLING HILLS RANCH TOWNHOMES ASSOCIATION  
HOMEOWNER AND BOARD MEETING  
MINUTES FOR MONDAY, JUNE 13, 2016  
Johnsons Corner - Johnstown**

**President Call to Order:** William Way, President, called the meeting to order at 7:07 P.M.

**Board Members in Attendance:** Kevin Bass, Deb Buchanan, Tom Gibb, Rich Gioino, Dave Hare, and Bill Way. A quorum was established.

**Visitors Present:** Larry Storms, Mike Chalek, Emily Luebeke, Karen Braunagel

Reading of the minutes for May 9, 2016 was waived as all board members received a copy by email.

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

Reading of the minutes for Special meeting held May 24, 2016 was waived as all board members received a copy by email.

**Motion to Approve- Deb      2nd- Tom      Approval Vote was Unanimous**

Treasurer's report: Rich discussed the fact that the \$20 Special Assessment fee has not been set aside for roofs and paving. Motion was made for Rich to contact GCM to make sure those monies will be set aside from now on.

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

APS has not responded to Rich's attempts to verify who approved of the Hurr-Vasa snow removal invoices. Bill suggested to copy our attorney Chris on the next email to APS as legal action may have to be taken.

Fertilizing and weed spraying has been done by Courtesy lawn care. It may take up to 2 weeks from now to see the results.

Reserve Study has been scheduled for 7/15 and will take approximately 7 days.

Four buildings are scheduled with Integrity Roofers for full replacement while 15 buildings are getting roofs repaired. Payment schedule is set up to coincide with the maturing of CD's. The roof leak at 1820 Daytona will be fixed before any of the other roof work beings.

Notice to residence to be typed up and sent regarding roofing schedule. Also memo added to inform veterans will get a \$250 rebate if roofer is contacted.

Painting schedule with CDS has been set to paint 1 fourplex this summer and 1 fourplex along with 1 duplex this fall. We are currently getting bids for the north building for the stairs and railings that need painted.

Wainscot painting

Wood Repair was completed on ??? Sebring at a cost of \$1,300. Since the cost was much higher than expected the decision was to have roofing company complete the rest of the units.

Discussion regarding taking legal action against the developer for faulty workmanship would be too costly and with little results. Board will not pursue this matter at this time.

Dog feces policy was discussed with a suggestion to increase fines to \$250 per incident. Board members also got the results of a trial run of a security camera placed in a tree. A notification sent to homeowners regarding cameras may need to be sent. Implementing these ideas will be discussed with GCM at our next meeting.

No parking/fire line striping

Rich agreed to create board member expense account form and emailed to board members.

Tom will email GCM to set up initial site inspections with GCM.

Discussion regarding Aspen tree sap is really aphid waste. Visitor Karen suggested the use of lady bugs to consume the aphids to solve the problem.

Bill Way will be gone from 6/19 to 7/26. Kevin will act as president duties during his absence.

Visitor Larry Storms suggested additional mulch be replaced in the circle areas around the trees in the common areas. Tom will inspect the areas and report the amount of mulch or rock needed.

Motion to Adjourn at 8:30 P.M

**Motion to Approve- Bill**

**2nd- Deb**

**Approval Vote was Unanimous**

**Next Meeting:** The next Board Regular BOD Meeting was set for Monday, July 11, 2016, at 7:00 pm at Johnsons Corner Meeting Room.

Submitted by: Deb Buchanan, RHRTB BOD Secretary