

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

**President Call to Order:** Kevin Bass, Vice President, called the meeting to order at 7:05 P.M.

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

**Visitors Present:** Larry Storms, Mike Chalek, Christine Carlson.

**HOA Manager Present:** Meg Gaines from Greeley Community Management attended the meeting.

**Escape Landscaper Owners Present:** Tim and Kathy Woodcock attended the meeting.

Reading of the minutes for June 13, 2016 waived as all board members received a copy by email.

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

**GCM Report:** Meg stated all Financials have been uploaded and are reconciled on the 15<sup>th</sup> of every month. Meg stated they are checking into changing banks to a branch of Mutual of Omaha as they offer a nationwide HOA specific banking that include free checking and internet access. Mutual of Omaha charges less fees with better service and options including better mortgage rates for HOA members.

Meg reported they have completed 2 inspections in which there were 4 trash can violations, 2 storage violations and 1 weed violation. Tom requested to walk with GCM during every inspection and to maintain better communication.

**Treasurer's report:** Rich had not received bank statements from GCM yet and could not report on current status. Meg is to email those to Rich. The CD for \$106,7030.79 was closed out today and check issued to GCM to cover roof replacements was given to Meg. Additional CD for \$42,081.91 will come due July 29, 2016 and will also be closed out. A check will be issued at that time to GCMC to cover the remaining balance of the roof project. Rich is also checking with GCM to make sure dues are being collected correctly and that the \$20 assessment is being put in reserves.

**Masters Board meeting report:** Tom stated the Master is going to re-design the entryway landscaping at a cost of \$1500. Willy has suggested a meeting to discuss changing boundaries between the two associations. Tom will ask him to attend our next board meeting.

**Landscapers Report:** Tim from Escape reported we lost the new bushes planted on the SE side due to Masters HOA water not being turned on. Tim suggested we need to look at adding an irrigation system on the east side to increase pressure. Tim continues to work with Masters landscaping company, Green Up, to make sure grass is watered properly. Tim gave his cell phone number and to contact him with any concerns.

Shannon shared concerns with Courtesy Lawn care and the weeds not being controlled and that only Spraying weeds may not be enough. Tom is to contact Courtesy lawn care.

Homeowner Christine expressed her concern over excessive dog feces. Discussion was held to place security cameras in trees to help with enforcing violations and assessing fines. Meg to type up the notification to homeowners and email to Deb. Deb will print and put in info boxes. Verbiage from Meg's letter will also be used in next newsletter.

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

**Roof Report:** Tom reported new roofs are completed on Bristol, Victoria and Daytona. Roofers to begin Sebring and then move on to roof repair. The roof leak at 1820 Daytona was completed.

**Satellite Dishes:** Tom contacted all homeowners with Satellite Dishes and all have agreed to have them removed from the roofs and to be placed on the siding. The HOA has agreed to pay for the moves. Meg suggested Jason could come and move the rest all at once. Meg is to confirm that Jason will be available to do so.

**Street Painting:** Rich will be back in 2-3 weeks to complete the Street Painting of the No parking/fire line striping.

**Concrete :** Tom discussed several problems with the Cement contractor /Andy's Cement . We have a crack in the cement near 1809 Laurus in the drainage area. The contractor states they will not come out and fix it as there was a mix up in the scheduling of the concrete They are also trying to back charge us an extra \$600 for extra concrete. Board did not feel the bill was valid and felt it was not our responsibility to pay extra if they underbid the job. Meg stated she would send Elite a letter denying payment.

Shannon stated the contractor needs to come out and clean up sidewalk area on Sebring. There are several area where chucks were left and could be a hazard.

**ARC Report:** A request was made for a Rubbermaid storage container to hold both trash cans be allowed to be placed beside the garage on an outside unit. After discussion board did not like the idea and denied the request.

Shannon discussed giving the North Side condos the option of painting their doors a different color, but giving them a choice of 4 colors that match their color scheme and colors the HOA would approve.

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

**Insurance** discussion on requesting copies of dec page from all homeowners to verify assessment coverage. Meg will check CCRs for rules. Rich was to contact Dan Richmond to discuss any options the HOA has to get additional coverage.

**Motion to Adjourn at 9:30 pm -Dave    2nd- Tom      Approval Vote was Unanimous**

**Next Meeting:** The next Board Regular BOD Meeting was set for Monday, August 10, 2016, at 7:00 pm at Johnsons Corner Meeting Room.

Submitted by: Deb Buchanan, RHRTB BOD Secretary