

ROLLING HILLS RANCH TOWNHOMES ASSOCIATION
HOMEOWNER AND BOARD MEETING
MINUTES FOR MONDAY, AUGUST 8, 2016
Johnsons Corner - Johnstown

President Call to Order: Bill 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 Shannon Kindred and Bill Way. A quorum was established.

Visitors Present: Larry Storms and Mike Chalek.

HOA Rep Present: Amy Benavidez from Greeley Community Management attended the meeting.

Reading of the minutes for July 11, 2016 waived as all board members received a copy by email.

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

GCM Report: Amy reported that letters have gone out for weeds and trash cans violations. When sending out letters the homeowner has 2 weeks remedy or a 2nd letter with a fine will be sent.

Inspections are done bi-weekly in the summer by doing a walk through once a month and a drive through once a month.

Treasurer's report: Deb And Kevin signed and closed the third CD on July 29 and a check was issued in the amount of \$42,081.91. Kevin hand delivered check to GCM to pay for the remainder of the roof repairs.

Old Business:

Inspector's Report: Chris Elliot, our roofing inspector, was instructed to simply make a judgment call on the number of squares required at places needing repairs and not spend time measuring them.

A check was cut for payment of new and repaired roofs by GCM.

Roofing awards to the Vets.

GCM rep Amy was to make sure Abby sent list (to Chatrick) of homeowners that got new roofs to Roofer to issue warranties.

Elite contractors verified with the new owner the \$600.00 outstanding charge has been waived.

King and Nola -Conference call with Meg from GCM was held. Per Meg Nola is to close and HOA to receive approximately \$8241.06 in back dues and fees. No update on King.

Painting

Tom Gibb will negotiate with painter (Chris) to delay paint touch up of railings on north side of neighborhood, as well as black caulking that is on the siding of units on Sebring Lane. \$2000 worth of work to be "floated" until next year.

New Business:

A couple of people continue to pay \$140 a month in dues, Kathy at GCM is sending letters to inform them of their error.

Rich discussed our reserve balance of \$32,216.76 in a CD that will mature in April of 2017 and the need to not touch these funds for any reason other than an emergency need.

Raising of dues:

After reviewing Rich's RHRT financial report, Tom Gibb motioned to approve dues increase of \$50 per month commencing November 1st, 2016, as well as an additional dues increase of \$50 monthly to commence on January 1st, 2018. Bill Way seconded. Approval vote was unanimous. GCM was to compile up-to-date list of homeowners for GCM so that dues increase notification letters would be sent to all neighbors.

Rich G. made mention that he is not satisfied with GCM (website, Meg promising information in writing and not delivering, etc).

Comments from Visitors: Larry Storms is still having issues with Dog waste in his area. It was agreed upon to have a notice mailed to homeowners stating the first offense letter will carry a fine of \$250.

Motion to approve was made by Bill 2nd- Rich Approval Vote was by Majority

Motion to Adjourn at 9:30 pm was made by Kevin 2nd- Bill Approval Vote was Unanimous

Next Meeting: The next Board Regular BOD Meeting was set for Tuesday, September 13, 2016, at 7:00 pm at Senior Center Meeting Room.

Submitted by: Deb Buchanan, RHRTBOD Secretary