

**ROLLING HILLS RANCH TOWNHOMES ASSOCIATION
HOMEOWNER AND BOARD MEETING
MINUTES FOR TUESDAY, SEPTEMBER 13, 2016
Senior Center - Johnstown**

President Call to Order: Bill Way, President, called the meeting to order at 7:05 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: Jean Green, Larry Storms, Barry Maxted, Bill Robert, Lisa Bongiorno, Warren Scott, Sharry Hitchens, Emily Lueboke, Holly Marshall, Loretta Way, John Williams, John Britton, Miles Thompson, Karen Braunagel.

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

Question and answer session with homeowners regarding the increase of dues of \$50 per month for a total of \$200 scheduled for 11/1/2016. Treasurer Rich Gioino discussed RHRT financial plan and explained reserves are needed for the following projects in the next 5-10 years:

Roof completion West/East side = \$308,000;	Roof replacement/North side = \$115,000;
Road project East side = \$450,000;	Road project West/North side = \$300,000;
Additional Irrigation tap/Town of Johnstown = \$218,500;	Catastrophic loss deductable = \$245,000

for a total of \$1,636,500 or \$15,755.58 per homeowner.

Once all questions were answered and discussions ended, the regular Board meeting began at 8:23 pm.

Reading of the minutes for August 8, 2016 waived as all board members received a copy by email.

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

Treasurer's Report: Rich requested detailed homeowner reports from Meg on a weekly basis. Rich wants to start on 2017 budget and complete by November. Budget meeting to include firm bids from Dan Richmond, Tim from Escape Landscape and Mike from Green up. Board will seek 2 year bids from each company to lock in price.

Old Business:

Discussion was held regarding the Hurr/Vasa invoice and the possible amount of overcharge of \$2000-\$3000. Board decided not to pursue the matter stating the attorney fees would exceed any money gained.

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

Tom Gibb reviewed the bid to repair and all North side railings and stringers from Richard Foster for the amount of \$290. **Motion to Approve- Rich 2nd- Bill Approval Vote was Unanimous**

Once repairs are made, the railings are to be painted instead of stained in order to last longer. We are will be obtaining bids for painting of the rails.

A check from the Nola closing should be here in the next few days. The funds from that will be used to pay A-1 chip seal.

New Business:

Suggestions for empty board seat are Barry Maxted, Karen Braunagel and John Williams. Deb Buchanan gave her resignation as she will be moving to South Dakota in the next couple of months.

Discussion was held regarding the success and tone of the Homeowner meeting seemed to be positive. Everyone seemed to understand the need for the increase and no negative comments were made.

Discussion was held about the 45 day grace period we have for payment of HOA dues. Per code HB1257 dues are considered late after 15 days and fines should be assessed after 30 days.

Per Bill, Dan Richmond stated the board cannot provide assessment coverage for homeowners. Board can only urge and notify homeowners to get coverage on their own. If catastrophe happens and all homeowners do not have coverage, HOA will have to pay and then assess the homeowners. If homeowner still does not pay, HOA can put lien against property. Dan Richmond sends out a letter annually while the board has put it in their newsletter. HOA will continue to urge homeowners to get coverage in every mailing .

GCM Report: Meg distributed a copy of the summary for violations as well as Balance Sheet, Income/Expense reports, Cash disbursements, Collection reports and Activity reports. We currently have \$5,041 in checking and \$7,212 in savings. New Homeowner list was emailed to all the board members.

Rich also requested more information on Mutual of Omaha/Townhome banking.

Motion to Adjourn at 10:20 pm was made by Bill 2nd- Deb Approval Vote was Unanimous

Next Meeting: The next Board Regular BOD Meeting was set for Tuesday, October 11, 2016, at 7:00 pm at Senior Center Meeting Room.

Submitted by: Deb Buchanan, RHRTB BOD Secretary