

ROLLING HILLS RANCH TOWNHOMES ASSOCIATION
SPECIAL BOARD MEETING MINUTES
Wednesday, April 27, 2016
Johnstown Senior Center

President Call to Order: William Way, President, called the meeting to order at 7:29 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: Mike Chalak, Meg and Jason Gaines.

Presentation by Meg Gaines with Greeley Community Management

GCM is a family owned and operated since 1999 with Meg and Jason purchasing company in 2013. Cost of \$10 a door will give us the same if not more personal service than APS. A folder with detailed procedures, sample balance sheet, violation letters and owner bios were distributed to the members. GCM suggestion to help with the dog waste situation is to have a pet policy where all pets are registered and homeowners must sign an agreement. If anyone found in violation of the agreement, a \$100 fine could be assessed. At the end of presentation, the Gaines left with the understanding the board would contact them in week with a final decision.

Discussion followed the presentation regarding APS Agreement. The board is very unhappy with the service provided by APS along with Hurr/Vasa the landscaping company recommended by APS. Hur/Vasa did a poor job removing the snow and caused extensive damage to the property while charging an exorbitant amount. Also Hurr/Vasa has not completed the damage repair by the end of April as promised. Rich also notated the snow removal invoices for \$7895, \$3690, \$4940, \$3685 were not approved by anyone as Larry had left at the end of January. Further discussions will be held with APS regarding Hurr/Vasa repair work and the payment without approval. The motion was made to send our 30 day notice to APS ending our relationship 5/31 with an additional motion was made to sign a contract with GCM/Greeley Community Management beginning June 1, 2016.

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

The board reviewed the Asphalt Summary noting the lower bid from A-1 Chipseal to 9007. A-1 will provide 27 infrared patches and 6000 lb asphalt. A-1 was awarded the contract and will begin paving in May.

The board reviewed the Roofing Summary. The bids include impact resistant shingles but heat tape will be quoted separately. While there are additional bids coming in, questions were raised on the reliability of a roofing company advising on the order of roofs to be replaced. A motion was made to hire a roof inspector to give us a unbiased report on the replacement of roofs.

Motion to Approve- Kevin 2nd- Rich Approval was by Majority Vote

The board reviewed the base bid and the additional costs from the CDS Painting Summary. Discussion was held to not paint the downspouts, gutters or garage doors at this time, but to include the painting of the fish scales for an additional 300 per duplex and fourplex.

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

Discussion was held about the burgundy front door painted on one of the north condos. Tom and Shannon discussed the idea of people choosing from a pallet of approved colors instead of them being able to choose whatever color they wanted.

Motion to Approve- Shannon 2nd- Tom Approval was by Majority Vot

Adjournment: Motion to Adjourn at 9:12 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, RHRTB BOD Secretary