

ROLLING HILLS RANCH TOWNHOMES ASSOCIATION
SPECIAL BOARD MEETING MINUTES
Tuesday, May 24, 2016
Bills Residence

President Call to Order: William Way, President, called the meeting to order at 7:35 P.M.

Roll Call of Board Members in Attendance: The following Board of Directors were present: Kevin Bass, Deb Buchanan, Tom Gibb, Rich Gioino, Dave Hare, Shannon Kindred and Bill Way. A quorum was established.

Complaints have been made regarding Marijuana smell and wild parties at 153 Lindenwood Ave. If homeowner smokes outside, there is a possibility of an offense, but if smoking inside, it is legal and nothing can be done.

The Woodwork on dormers that need to be replaced could cost thousands of dollars. Waterford Home's owner Steve Whittle will proceed to work on 14-32 Sebring as it is the first building to be painted. Steve cannot submit a firm bid until he and knows what's involved. Costs will be time plus material.

According to the Chris Elliott's roof inspection report, there a several buildings that require more than 50% of roof repair. The roofer will not warranty those buildings and suggestion was made to replace those roofs instead of just repairing them. The buildings that should be repaired first are: 50-68 Bristol, 26-44 Victoria and 57-75 Victoria. Next in line is 1826-1844 Daytona, 21-39 Sebring and 45-63 Sebring. Integrity Roofing has given a bid with a discounted price of \$122,000 for the replacement of 6 roofs. We will verify with Chris Elliot the above listed units are units to be repaired first. Motion was made to approve Integrity to re roof 6 buildings.

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

Questions were raised regarding the need for a Reserve study. Rich could compile documents and write a summary to present to homeowners. Kevin suggested the reserve study should be completed so homeowners could not come back on the board. Bill believes it is important to provide homeowners with an independent study from an outside source. The study should be completed by the end of July with determination if an increase of dues in necessary in September. A motion was made to move forward with reserve study with Bradley Property Consultants at a cost of \$1800.

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

Chris Elliott to inspect roofs on north side and Developer could be responsible for poor workmanship and installation. We will probably have to hire an attorney to get any compensation.

As grounds manager, Tom also has spent \$990 and has planted new trees and shrubs for the community. Tom reviewed Concrete work needed as the sidewalks could be considered dangerous and a liability. He has a final bid from Elite for \$6750. A couple more sections of concrete are also to be added for \$352, half of which would be paid by the Master's Assn.

Motion to Approve- Tom 2nd- Bill Approval Vote was by Majority

Motion to Adjourn at 9:30 p.m. **Motion to Approve- Bill 2nd- Rich Approval Vote was Unanimous**

Next Meeting: The next Board Regular BOD Meeting was set for Monday, June 13, 2016, at 7:00 pm at Johnsons Corner Meeting Room.

Submitted by: Deb Buchanan, RHRTB BOD Secretary