

**Rolling Hills Townhomes HOA
Board Meeting
April 11, 2017**

The Rolling Hills Ranch Townhomes HOA Board of Directors Meeting was called to order at 7:01 pm. A quorum was present. Board Members in attendance were Tom Gibb, Jeannette McWilliams, John Terry, Bill Way, Kevin Bass and Rich Gionio. Guests in attendance were Justin Jones, Loretta Way and John McWilliams.

Homeowner Forum: None

Approval of Minutes: The Board reviewed the March 2017 minutes which were emailed to the Board. A motion was made and seconded to waive the reading of the minutes. Motion passed.

Financials Reports: The Board reviewed the February 2017 Financials. Rich reported that all invoices for January and February have been paid with \$32000 in checking account and additional \$32,000 in a CD. There is \$10400 in savings account for reserves. There are numerous accounts that were in arrears. Letter should have been received at the end of March. Only one homeowner has contacted PPS to set up payment arrangements. If payment or arrangements hasn't been made by the end of April then the Board will proceed with legal action. Kim is still working on the 2015 tax returns and nothing is new as of today. The CD at Northstar is up for renewal and the Board will like to keep it for an additional 3 months to possibly add in 90 days. Rich motion was made and Tom seconded to authorize Poudre Property Services to open a Money Market to transfer the reserve funds monthly. Motion carried with all Board Members present voted in favor of the motion.

Board Discussion:

Board Member Terms: Bill proposed that Rich serve as Treasurer for a three year term. A motion was made and seconded to have Rich serve a three year term. Motion passed. A motion was made and seconded to have Tom Gibb serve a three year term. Motion carried. A motion was made to have Bill Way serve a three-year term. Motion Carried. A motion was made and seconded to have David Hare serve a 2 year term. Motion Carried. A motion was made and seconded to have Kevin Bass serve a 2 year term. Motion Carried. Jeannette McWilliams and John Terry will serve a 1 year term.

Refurbish Planter Beds: Escape Landscapes presented the bid to the Board for the refurbish of the beds throughout the HOA. Escape discussed the details of the bids that were presented. Rich reported that the work has not been budgeted for. Rich overestimated the Landscape Contract for the year which allows for \$5,200 towards the refurbishment. The Board is considering doing the work in separate parts over the next couple of years. A motion was made and seconded to do the bed refurbishment on the West Side and the north side and to remove the two beds north of 1751 and 1757 Laurus.

CDS Painting: The Board discussed the painting schedule for 2017 and what building should be done first. The plan is to start with Irma's duplex and then following with fourplexes starting at the end of April.

Sheet Metal Work: The Board confirmed that Tom Gibb has authority to authorize yard and building maintenance up to \$1000. Therefore, Tom is able to proceed with the sheet metal work at 145, 149, 161

and 165 Lindenwood Ave., which was quoted as \$912.00. *Misc Repairs:* Some additional work needs to be done around the community by Richard Foster. There was a death in his family and then he will catch up with the repairs.

Roof Report: Bill reported that the roofer says he will come out by the end of the month to have the repairs done to the roofs; he is also supposed to check the shingles at Jeannette's home at the same time.

New Business

Bill brought up door colors, Shannon Kindred presented recommended putting different colors of gray on front doors to compliment the gray color of the buildings. Bill asked if any Board member had issues with the different colors of gray. After discussion, the Board would like to see the selection of colors that Shannon has in mind before deciding on the color change.

Bill reported that he received a request from Connie Allen for permission to plant a hedge row for privacy on the common area on the outside of her white vinyl fence. There was further discussion by the Board. The Board declined her request to plant in the common area and decided she should submit a request to the Architectural Committee to put a hedgerow in the planter bed in front of her window. Rich reported that at the Annual meeting the dues were raised and the Board was to reevaluate in May whether to increase dues again in June. Rich presented a report to the Board of a breakdown for what reserves are needed for and current revenue and where we would be in 12 years. The Board was in agreement to hold off on the increase until 2018 and a notice be included with the coupon books that the increase will be effective January 1, 2018.

The Rolling Hills Townhomes Board Meeting was adjourned at 8:12 pm. The next meeting will be held on May 9th, 2017 at 7 pm.

Respectfully submitted,

Sandra Oldenburg
Vice President
Poudre Property Services