

Rolling Hills Ranch Townhomes  
Board of Director Meeting  
February 14, 2017

The Rolling Hills Townhomes Board of Directors Meeting was called to order at 7:04 pm by Bill Way. A quorum was present with all Board Members in attendance. Loretta Way attended the meeting as a guest.

**Homeowner Forum:** Marilyn Hochstetler asked the Board when the increase was voted on as she did not remember being notified. The Board explained the increase was voted on at the annual meeting.

**Election of Directors:** Sandra from PPS tallied the votes received. The following members were elected to the Board of Directors. William Way, Rich Gioino, David Hare, Kevin Bass, Tom Gibb, Jeanette McWilliams, John Terry.

**Election of Officers:** A motion was made and seconded to appoint William Way as President. Motion passed. A motion was made and seconded to appoint Rich Gioino as Treasurer. Motion passed. A motion was made and seconded to appoint Kevin Bass as Vice President. Motion passed. A motion was made and seconded to elected David Hare as Secretary. Motion passed.

**Architectural Committee:** The architectural committee consists of 3 members which must include a Board Member. Currently, Bill has been stepping in as the representative from the Board. He asked the members of the Board for a Volunteer. Tom Gibb stated that he would volunteer to be on the committee with Larry Storms and Larry Granzin.

**Approval of Minutes:** The Board waived the reading of the minutes, as all Board Members received a copy via email. A motion was made by Tom and seconded by Kevin to approve the minutes as written. Motion was approved unanimously.

**Financials Review:** The January 2017 financials were provided to the Board Members. The only question from Rich was concerning the allocation of the latest dues increase on the financials in a separate reserve line item.

**Board Discussion:**

*Minutes:* Bill would like the minutes distributed to him prior to sending it to the entire Board.

*Radon Mitigation:* The Board discussed with the membership the Radon guidelines regarding high levels of pollution. He explained to the homeowners that a level of 4.0 is considered the maximum allowable and a home in our development recently tested with a high 5.6. The test-kits are available at most hardware stores and can be sent to a lab for around \$35. The Board will add a blurb in the next mailer to explain the homeowners explaining the radon situation.

Tom wanted to see if homeowners would water some of the shrubs in the Open Space since it has been dry and there is no moisture in the forecast for 2 weeks. Tom will put together a blurb asking homeowners if they would be willing to do this.

**New Business:**

Marilyn Hochstetler asked about the painting schedule for her home at 62 Sebring. There were some areas of the wood that is currently exposed. The building is scheduled to be painted in the Spring.

**Adjournment:**

The Rolling Hills Board of Directors meeting was adjourned at 7:27 pm. The next meeting will be on March 14, 2017 at 7 pm at the Johnstown Senior Center.

Respectfully Submitted,

Sandra Oldenburg  
Vice President  
Poudre Property Services