

Rolling Hills Ranch Townhomes
Board of Director Meeting
January 10, 2017

The Rolling Hills Townhomes Board of Directors Meeting was called to order at 7:08 pm by Bill Way. All Directors are presented minus David Hare. Loretta Way attended the meeting as a guest.

Homeowner Forum: None

Approval of Minutes: The Board reading of the minutes was waived 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:

Rich discussed the trial balance reports on outstanding homeowners. PPS explained that there is not documentation of balances prior to GCM managing the property. There was discussion on reports provided from GCM. Rich is going to get a breakdown of all past homeowners who owe large amounts. After discussion, Rich made a motion to send a letter to the large owing accounts informing them that the HOA will waive all late fees if they contact the HOA within 30 days to set up a payment arrangement. Bill seconded the motion. Motion passed unanimously.

At this time, the Board will hold off on the financial review until all reports are received from Kim at PPS. After discussion on the transition status, Rich made a motion to not apply late fees this month. Bill seconded the motion. Motion passed unanimously.

Board Discussion:

Transition/Items: PPS brought up snow removal concerns from homeowners. Escape was late coming out on the second snow storm. Tom approved the payment to pay the last invoice. Snow Removal must be ordered by the Board prior to any snow removal being performed. Tom will discuss with Escape to make sure they shovel away from the garage door. Loretta asked if it is possible for Escape to avoid putting snow on the concrete drain pan between #4 and #5 Lindenwood Circle where water and ice is collecting. Tom will discuss all the concerns with Tim from Escape moving forward.

Adoption of Revision to fine structure in Rules and Regulations: Bill will email a copy of the pet policy concerning fining for falling to pick up after their pet. Bill made a motion and Rich seconded to adopt the resolution. Motion passed unanimously.

Election of Board Members: Since there has not been an election in a couple of years, the Board is drafting a letter to be sent to the owners to elect a new board of seven members. There are currently two additional volunteers on top of the current 5 members. These names will be sent out to the homeowners along with a ballot for a mail in ballot.

Activity Report: Sandra from PPS asked the Board for any specific reports they would like to see in addition to the violations, and delinquency reports. It is important that the Board is informed of all HOA activities. No suggestions were offered at this time.

New Business: None

The Rolling Hills Board of Directors meeting was adjourned at 7:50 pm. The next meeting will be on February 14, 2017 at 7 pm at which time new Board members are to be elected.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services