

Rolling Hills Ranch Townhomes HOA
Minutes for Board of Directors Meeting
June 13, 2017

Call to Order/ Establishment of Quorum

William Way, Tom Gibb, Rich Gioino Kevin Bass, Dave Hare, Jeannette McWilliams, and John Terry were in attendance. A quorum was present. The meeting was called to order at 7:00 pm. Guests in attendance were Loretta Way, John McWilliams and Larry Storms

Homeowner Forum:

Larry Storms attended the meeting to discuss the common area planters and the status of the work scheduled to be done. They were supposed to show up today and were a no show. He also asked if the shoots that are in the areas could not be touched and only spray the weeds. Bill Way discussed that the spraying of the shoots will not kill the trees. The Board also discussed the window and water intrusion issue at their units. There was also discussion of who was responsible for possible siding issues and insurance coverage. There was detailed discussion about HOA and Homeowner responsibility.

Approval of Minutes:

The Board reviewed the minutes from the previous meeting. A motion was made and seconded to waive the reading of the minutes and approve as written. Motion passed 100%.

Financials:

Rich reported that as of the end of April the roof reserves are on track and all HOA bills are paid. Tom Gibb asked if we could possibly pay the town for the remainder of the year to use the small room. The Board agreed.

Board Discussion:

CDS Painting: The Board discussed the handrails on the north side and to put this on a high priority. Tom is going to get another bid to see if the cost has changed since the prior bid submitted by CDS. The Board will discuss the costs at the next week.

Roofer Report: There are two leaks on the west side of Lindenwood Circle. The roofer will come out and repair the leaks at his expense. There was another new leak that occurred on the north side that Denali roofing will take care of, for which it will bill the HOA. Bill has not heard back on the warranties from GAF.

Aphid Treatment: Trugreen provided a quote for \$63 for the treatment of the first tree with \$14 for each additional tree. The treatment involves soil injection. Bill would like to let the homeowners know that they can join the treatment plan at the cost of \$14 per tree. (A cluster tree is considered a single tree.) The Board did not object to sending out the notice. Bill will put together the verbiage for the letter to be sent out.

Status of Stair Repairs: The stairs have been repaired on the north side but it is only a temporary fix. The Board would like a complete repair of the stairs and Tom will arrange it.

Website Login: The Board will receive email login access, where they will set up their own 12 character password. This will be completed within a couple of weeks. This Board Member access is more user friendly.

39 Sebring Lane: Bill Way made a resolution to deny the request from the homeowners of 39 Sebring Lane for the HOA to pay for repairs to their home to correct water damage which they allege resulted from power washing. Tom Gibb seconded the motion. The vote was unanimous in favor of the resolution to deny.

A motion was made and seconded to go into executive session to speak with their attorney concerning legal matters at 7:34 pm. Motion passed.

The Board came out of executive session at 8:15 pm.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services