

**Rolling Hills Townhomes HOA
Board Meeting
March 14, 2017**

The Rolling Hills Ranch Townhomes HOA Board of Directors Meeting was called to order at 7:00 pm. A quorum was present. Board Members in attendance were Tom Gibb, Jeannette McWilliams, David Hare, Bill Way, Kevin Bass. Rich Gionio was absent from the meeting. Guests in attendance were John McWilliams, Justin Jones, Loretta Way.

Homeowner Forum: John McWilliams stated that due to the high winds he believes that some shingles may have been blown off at 8 & 2 Sebring. The corner molding and siding at 39 Sebring been damaged. The Board will fix this to avoid any water from getting behind the siding.

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

Financials Reports: The Board reviewed the February 2017 Financials and waived discussion since Rich is not in attendance.

Board Discussion:

Foreclosure: The Board is proceeding with moving forward with a forced foreclosure on a home that is delinquent in the amount of \$13,000. The Board currently doesn't know the current state of the property; the mortgage company may step in to pay off the association or the HOA will own the property outright.

Award Chemical Treatment Contract: The Board has 3 bids, the lowest bid is from TruGreen. Courtesy Lawn came in at \$5030 for 4 chemical treatments. TruGreen came in at \$3910. Classy Grassy does not do trees and Dogwood Forestry for the trees. ClassyGrass and Dogwood Forestry came in with a combined bid of \$8,585. Bill made a motion to grant TruGreen the contract for 2017. Tom seconded the motion. The motion passed unanimously.

Chris Elliot's Inspection Report on 39 Sebring: The Board was provided with the report. There is a section of the roof that needs to have the roof vent closed. Bill will put together a report for Justin on what the HOA will and won't take care of per the report.

Downspouts needed at 2 duplexes Chesapeake Circle: Bill reported that he had the inspector look at two gutters where there is a section of the gutters that is low and backing up water and getting under the shingles. The Board will add downspouts at the midpoints of these gutters to avoid any future water damage.

Walkaround Review: Sandra and Tom did their monthly walk on Friday March 3rd. Most of the violations were the same as last month. Notice has been sent the current violators and will be posted online along with the report.

Broken Bent Parking Signs: There are multiple bent parking signs on Laurus Lane that are bent and potentially can be a liability. Tom has contacted Tim to get these replaced or repaired as needed. There is also a new notice box that is needed by the mailboxes on Lindenwood Ave.

Missing Rock Around Trees: David brought up that there is some areas that may need additional rock around the trees when the curbing was installed. Tom advised that Tim reported he has found a close match. Tom will meet with Tim to get pricing to present to the Board.

New Business

Tom asked the Board if at all possible to have some curbing done this summer. The Board will put this on the agenda for next month.

John McWilliams asked if the rock that is used is bull rock and asked if the owner is responsible for landscaping from the sidewalk in to the house. Jeannette McWilliams stated that five shrubs between #8 and #14 Sebring appear to be dead and asked that they be replaced.

The Rolling Hills Townhomes Board Meeting was adjourned at 7:39 pm. The next meeting will be held on April 11th, 2017 at 7 pm.

Respectfully submitted,

Sandra Oldenburg
Vice President
Poudre Property Services