

**Rolling Hills Townhomes HOA  
Board Meeting  
May 9, 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 and Rich Gioino. John Terry was absent from the meeting. Guests in attendance were Tim from Escapes Landscapes, Loretta Way and John and Dani Jones.

**Homeowner Forum:** Mr. and Mrs. Jones attended the meeting to discuss the state of their account during the transition. They were sent a reminder about a balance owing when PPS took over management. PPS has resolved their concerns, but they wanted to bring this to the Board's attention. They also wanted to bring up a concern with recycling and the potential that items may blow around. They are requested a blurb be put in the next newsletter. They also wanted to follow up to make sure the exposed wood on their garage was painted. Bill explained it would be once the painters were in the area.

**Approval of Minutes:** The Board reviewed the April 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 March 2017 Financials

**Board Discussion:**

*CDS Painting* – 3 buildings (1851-1857 Laurus Lane, 44-62 Sebring Lane, and 21-39 Sebring Lane) are scheduled to be painted this spring and the painter will be out on Friday to power wash. Tom will notify the units which are getting painting. The deposit was mailed to the painter last week.

*Roofer Report* – Jeannette is still getting water near her window and they have put a hose over the area and no water came in. It appears that the leak is possibly coming from the roof. Bill reported that 24 units were re-roofed last year. Each unit received the warranty and it was told that a buyer has only 60 days to change the name with the warranty company. Bill discussed with the attorney, and the HOA is responsible for the roofs since they paid the cost for the replacement. The attorney agreed and the HOA is working with the roofer and manufacturer to have the HOA named in the warranty and not individual homeowners.. Bill will continue to monitor for any changes.

*Escapes Landscape Schedule* – The Board wanted to know the status and timing of the plant beds. Tim is looking at starting the work this week and should be done within a weeks' time. Dave asked the reasoning why they were removing the bed by his home. Tim reported that it is difficult to keep rock in that area as well as mow. Tim will need 50% deposit on all the potential projects. PPS will bring it out later this week. There was a question about re-using the concrete curbing somewhere within the community. Tim stated that his labor might cost more than putting in new curbing. Garage lights were checked this week and there was a request to send letters to owners who do not have their switches on. *Shingles False Alarm* – Bill reported that the shingles did not blow off on #2-\* Sebring Lane. Rather, the shingles have tabs and the tabs came off and there is not a concern. Denali Roofer is coming out this Friday to see if there is any roof damage caused by the recent hail storms.

*Grounds/Buildings Report (Tom)* – Tom reported that he has remedied the squirrel issue in one unit. The garage door has been repaired by Mr. Jones home; Bill has asked the handy man to come back out to finish the repair. 50 Bristol has a crack up the south wall which was caulked. Tom stated that we may have to buy 3 trees. Also a homeowner is looking at doing some work to her patio area. She will be submitting a plan for review.

*Low Pressure Sprinklers* – Tim is aware of the low pressure and is currently working on the issue. A backflow on the Northside had to be replaced this year as well.

*Asphalt Repair* – Dave asked what the status was of his neighbors repair. The owner has been notified of the repairs and the Board is looking at other areas that need to be done to be included in the repairs.

### **New Business**

The Rolling Hills Townhomes Board Meeting went into executive session at 7:52 pm. The meeting came out of executive session and was adjourned at 8:10 pm. The next meeting will be held on June 13, 2017 at 7 pm at the Senior Center.

Respectfully submitted,

Sandra Oldenburg  
Vice President  
Poudre Property Services