

Rolling Hills Ranch Master HOA
Board of Directors Meeting
August 21, 2017

The Rolling Hills Ranch Master HOA Board Meeting was called to order at 7:00 pm. A quorum was present with 7 Board Members present. Willie asked for introductions from the guests.

Darlington Lane: Larry Bohlender has been a part of the Darlington Lane project since the beginning but was behind the scenes until Mr. Eurlich passed away. He discussed with the Board about his disappointment to receive a request from PPS requested an agenda from him at the Board Meeting. PPS was instructed by the Board to get this information prior to the meeting. There was discussion with the encroachment of the Master HOA property. Larry passed around the study on the detention pond with the encroachment. He suggested to dig out an area of Outlot N to increase the pond. There was a discussion of deeding Outlot N given that Master pays for his reimbursement. Mr. Bohlender has decided to supply the Board an easement for that area. There is confusion about what was agreed to at the beginning of this process. PPS will send a copy of the letter that was sent to Mr. Bohlender back in October, which was a letter of understanding. Willie stated that all they Board has requested documentation of what has been happening to the area for future Boards in case an issue arises in the future. Willie asked for copies of the easement documents to have the HOA attorney's review. The Outlot N is .21 acres, the capacity of the retention pond is about 3 to 4 acres. Some Board Members disagree with the size of the retention pond. That would increase the retention pond about 20% according to Larry. Bill Way attended the meeting to discuss some of the engineer's comments. The townhomes are increasing the flow of water into the pond which has not happened before. Bill reported that currently the way it is contoured it is flowing east and they stated that they are going to redirect the flow as best as they can. He reported it was part of the original design. Nathan asked what costs have he incurred from this process. Larry asked about legal costs that have incurred from the easements. Mr. Bohlender would reconsider offering the Outlot N to the Master Board. Nathan clarified the options, and wants the timeframe for completion. Willie brought up the concern about how much more it would cost to maintain Outlot N. Nathan brought up the request for the HOA documents or Darlington. The Board discussed the options amongst themselves. Nathan made a motion to go with Option A which is not incurring costs and have the project finished within 2 weeks as well as accepting the 3 easements as discussed at the meeting which are the drainage easement, access easement, and sidewalk easement at his cost. The Board would also like to include to re-landscaping the area by salvaging the blue spruce, and install similar vegetation that is removed. Kent seconded the motion. The Board would like the easements completed by the end of September.

Nathan made a motion to have someone identify the water levels in the retention pond. It would have to come from an engineer. PPS will look for a company that possibly could get it done. PPS will let the Board know what the cost would be. Kathy seconded the motion. Motion passed.

Nathan also made a motion to ask the attorneys if the Master can force the townhomes to do anything with the corner on Telep to match the other side. Roxanne seconded 100%

With nothing further to come before the Board, the Rolling Hills Master Board of Directors Meeting was adjourned at 8:45 pm.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services