

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

Call to Order/ Establishment of Quorum

Tom Gibb, Phil True, Willie Grauberger, Kathy Lanning, Dee Menzies, Kent Holle, Roxanne Bortinick. were in attendance. A quorum was present. The meeting was called to order at 7:00 pm.

Homeowner Forum:

Todd Kumro , David Gladis and Sam Eller all attended the meeting. Dave and Sam attended the meeting to discuss ongoing violations especially in Homes 1. There currently is not a representative on the Board for Homes 1. He would like the Board to consider transparency with what the status is on violations. The new rules do not allow the violation logs online but an alternative is a password protected website where homeowners can request access via using the document request policy form. Dave also requested the sub-association declarations be posted online. Sandra stated that they would be posted by the end of the day tomorrow.

Landscape Report:

Willie would like to have the crews pick up the branches when they are out that are laying in the walkways. Michael from Greening Up will pick up the branches and the trash along the lilac trees on the pathways between the farm and estates. There was discussion about the retention pond which is looking much better. The non-potable water is still not available but should be any day now. Willie asked if Greening Up could move the trash can from the end of the entrance to Rolling Hills Parkway to the center island. They will take care of it. Michael will submit a design for the front entrances by the next meeting. Michael will also provide a quote for the cobble rock area for the retention pond.

Approval of Minutes:

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

Financials:

The Board reviewed the May 2017 financials and current delinquencies. After discussion and review, a motion was made and seconded to approve the financials as presented.

New Business:

Tree Pruning: Willie reported that just the spring snow storm damage will take a least a day from the Tree Guy and with additional dead pruning and other pruning they are requesting at least an additional 2 days which would include raising up the evergreens throughout the community. The total cost for the work would be around \$4800. Nathan made a motion and Roxanne seconded to approve the 3 days worth of work. Motion passed. The work should be scheduled around the 21st.

Darlington Lane: The Board discussed the current status of the Darlington Lane work. The Board would like PPS to contact John Franklin at the Town to get some resolution and ask

Tim what the status is. If there is no resolution, then the Board would like the attorneys to send a letter and include a demand for the design for Darlington Lane.

The Board discussed sending a letter to all of Homes 1 owners to request Volunteers on the Board of Directors. PPS will send out the notices.

A motion was made and seconded to go into executive session to speak with their attorney concerning legal matters at 8:19 pm. Motion passed.

The Board came out of executive session at 8:35 pm. A motion was made and seconded to adjourn the meeting at 8:36 pm.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services

DRAFT