



Rolling Hills Ranch HOA

Monthly HOA Meeting Agenda/ Meeting Notes

Location: Johnstown Senior Center

Date : 10/7/16, 7:03 pm

QUORUM PRESENT

Topic	
<p>Member Forum</p> <ul style="list-style-type: none">➤ Darlington Lane – Tim Woodcock attended the meeting to discuss the concerns with the needed access to Master property for a sidewalk in the new townhomes. Photos were presented to the Board showing exactly where the sidewalks needed to be and a possibly retaining wall within the detention pond. There was a utility line discussion and the overhang from the units. It is a 2 feet overhand which is a concern. The Board also discussed if an easement agreement will hold the Master HOA not liable from anything since the request is coming from Darlington. This can all be specified in the agreement which will need to drawn up by an attorney. Tim will get with the builder and present solutions as soon as they are drawn up.	
<p>Landscape Discussion</p> <ul style="list-style-type: none">➤ Mike stated that all shrubs have been installed including the work to the backside of the entrance signs. The ditch water is done for the year and the system will be winterized in a couple of weeks where they will pull everything out of the pump.➤ Mike also reported that they will applying pre-emergent on all the rock beds.➤ A controller went down off of HWY 60 that needed to be replaced. This work has been completed. The cost for the replacement was around \$800➤ The Board reviewed the 3 year snow contract for Greening Up. After discussion, a motion was made and seconded to approve the contract. PPS will sign on behalf of the HOA and get a copy of the contract over to Mike.	
<p>Financial Review:</p> <ul style="list-style-type: none">➤ The Board reviewed the financials from August 2016. The delinquency report was also reviewed and in October, PPS was able to collect \$4000 in outstanding accounts. A motion was made and seconded to approved the August 2016 financials.	
<p>Minutes:</p> <ul style="list-style-type: none">➤ The Board reviewed the minutes from August 2016. After review, a motion was made and seconded to approve the minutes with a correction. Motion passed 100%.	
<p>New Business:</p>	

<ul style="list-style-type: none"> ➤ The Board approved to move forward with legal action on the unapproved awning structure on Parkwood. This matter will be turned over to the attorneys. ➤ Willie reported that the Scouts will begin the ditch work on October 29th. ➤ The handrails have been installed on the new stairs off of Rolling Hills Parkway. There was a utility line where the rails were initially going to be installed. ➤ A homeowner from the townhomes called and asked if the trash can that is located in front of the units would be moved. After discussion, the Board decided that they would revisit the concern next summer but at this time decline the request to move it. ➤ There was additional discussion about the split rail fence along HWY 60. The fence is aging and the HOA is spending money annually to maintain and it is an eyesore. PPS will get costs to remove the fence permanently for the Board for future discussion and possible questions at the annual meeting. 	
Meeting was adjourned at 8:15 pm. The next meeting will be held on November 7, 2016 at 7 pm.	

PARKING LOT ITEMS	
<ul style="list-style-type: none"> ➤ Bushes around trees ➤ Sprinkler system north of park area. ➤ Locusts tree behind Patio 1. ➤ Curbing – Hold for 2017 	

HOA Meeting Attendees

Name	JUL	AUG	OCT				
Homes 1 - Open							
Homes 1 – Open		X					
Kent Holle	X	X	X				
Brian Thompson							
Willie Grauberger	X	X	X				
Sandra Oldenburg	X	X	X				
Gregg Veal		X	X				
Roxanne Bortnick	X	X	X				
Nathan Clark		X	X				
Jeri Aiello	X	X	X				
Phil True	X		X				
Don Shilling	X	X					
Tom Gibb	X	X	X				

Kevin Bass							