

Rolling Hills Master HOA
Board Meeting
October 16, 2017

The Rolling Hills Master Board of Directors Meeting was called to order at 7:01 pm. The Board Members that were present were Willie Grauberger, Connie Peterson, Roxanne Bortinick, Dee Menzies, Kathy Carney, Nathan Clark and John Pickett. A quorum was present.

Michael Garcia from Greening Up was also in attendance.

Homeowner Forum: None

Landscape Update: Winterization is complete and leave clean-up will be started on Friday. There are 35 shrubs that will need to be replaced next year along with a dead Crabtree. 10 to 12 hours of rejuvenation and heavy pruning that will need to be done. There is an area on Telep and 3rd that needs to be trimmed back that the HOA have asked before to have it done. Greening will get that done as soon as possible. There is an area on the far north detention pond needs to be trimmed back and thinned out. Willie will reschedule the entrance sign meeting to see options to do the entrance sign.

Approval of Minutes: The Board reviewed the minutes from the previous meeting. A motion was made and seconded to approve the minutes as presented. Motion passed 100%

Financials:

PPS will be emailing the financials to the Board once they are complete.

Delinquencies – The Board reviewed the current delinquency report. There haven't been any significant changes on the report.

New Business:

Darlington Update – Larry has not sent all of the documents yet to be reviewed. PPS will submit the details to the attorneys once they are received. There were questions about the selling of the lots and the developer's responsibility with all of the easements. We are waiting for two additional easements for the attorney's reviews. The Board would to know if he is still responsible as the developer and responsibility the open spaces during the final construction of the lots that are being sold. This concerns the Board, and they would know how to move forward with this. There is a wording on the easement that specify selling or purchasing which never happen. We still waiting for drawings on the landscape plan.

ADA Concerns – PPS presented the Board with a request from a homeowner who is wanting access where the stairs would put in. PPS contacted the attorney to get a recommendation to the Board as to what could be done. PPS read to the Board the opinion of the Attorney and will respond accordingly. Nathan would like to respond to the homeowner stating the ADA requirements. The Board is in agreement of the respond to the owner.

ARC Reviews – None at this time

Roxanne noticed along HWY on the sidewalk that there have been posts installed, which were placed by the state and will be removed once it is complete. Nathan stated that they are larger posts with reflectors on them and they are more permanent. Roxanne talked about the putting in a lilac bush but the Board stated that anything that is coming from the street would kill anything along that road. Tim is supposed to put in a grate where it is broken, it is on his list.

The Rolling Hills Ranch Board of Directors meeting was adjourned at 8:00 pm

Respectfully Submitted,

Sandra Oldenburg
Community Manager, CAM
Poudre Property Services