

**Rolling Hills Master HOA
Board Meeting
9/17/18**

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, Bob Krasznai, Dee Menzies, Connie Peterson, Dave Hare, Nathan Clark, Todd Kumro and Greg Veal. A quorum was present. Greening Up Landscape Michael and Jorge.

Homeowner Forum: None

Landscape Update: Greening Up was in attendance to discuss the current status of the landscaping. Final fertilization has been completed. The bushes along Telep have been removed, and the Board thought it looks a lot better with the changes. The current state of the irrigation is not the irrigation but it is the Amiad display that isn't working. The parts that were ordered were the wrong ones and had to be reordered. The leaking has stopped. The plan is to try it again on Wednesday to see if the system works. The ditch company is still taking orders for water. There is a couple of brown spots that are needing attention. Michael is requesting a day to do some thinning and rejuvenation throughout the community. There are a few plants that will be needing replacement next year. He suggests changing out the cranberry next year. A few lilacs didn't survive this year. The pruning cost would be around \$1800 to \$2000, and suggests budgeting around \$7000 for the replacement next year. The north bank area is just being maintained currently. They are waiting for the non-potable water for pressure. They would like to postpone it to the Spring.

Approval of Minutes: The Board reviewed the minutes from the previous meeting. Upon review of the minutes, a motion was made to approve the minutes as amended from July 2018. Motion passed 100%.

Financials:

PPS presented the Board with August 2018 financials. A motion was made and seconded to approve the financials as presented. Motion passed 100%. The Board discussed looking the sign landscaping again. Willie will set a meeting on a Saturday to review the sign and possibilities.

Delinquencies – The Board reviewed the current delinquency report. There are only a few people now that haven't paid will be receiving a 30-day demand. The delinquencies are now around \$7000.

New Business:

Greenbriar Fence Gate Appeal: The Owner that was denied the installation of a fence along Rolling Hills has submitted a request to the Board to change their mind. Willie discussed this with the town and doesn't believe that the Town will allow access on a main street. John Franklin recommended to have the town look at it prior to the Board making a final decision on his appeal. The Board discussed the others that are within the community. None of the others are access to a thoroughfare. Table discussion until the Town has an opportunity to review.

Easement at Darlington: The HOA has not been able to get the Developer to take over the responsibility. There was discussion for the responsibility. PPS will look it the easement responsibility and get back with the Board. A certified letter will be sent to the developer to determine once and for all

Patio II Signage: The developer responds to a request to take down the signage on Hwy 60. He still has 3 homes to be sold and has provided the details of completion. He has a deadline of removal for the sign in the Summer of 2019.

Nathan brought up the area along the Hwy 60 in between the street and sidewalk. He would like to see additional rock put in that area to spruce it up a little bit. Over the years it has gotten pretty dingy. The Board will talk a look at the area when they look at the front entrance signs.

Violations: The Board discussed current violations within the Chesapeake area.

The Rolling Hills Ranch Board of Directors meeting was adjourned at 7:49 pm. The next Board Meeting is scheduled for October 15, 2018 at 7 pm.

Respectfully Submitted,
Sandra Oldenburg
Community Manager, CAM

Board Member Attendees

Name	Sept	Oct	Nov	Dec	Jan	Feb
Homes 1 - Open						
Connie Peterson	X					
Kent Holle						
Estates - Open						
Willie Grauberger	X					
Sandra Oldenburg	X					
Gregg Veal	X					
Roxanne Bortnick						
Nathan Clark	X					
Todd Kumro	X					
Dee Menzies	X					
Don Shilling						
Dave Hare	X					
Bob Krasznai	X					