

Rolling Hills Patio II Homeowners Association
Annual Meeting
February 19, 2016

The Rolling Hills Patio II Homeowners Association Annual Meeting was called to order at 7:02 pm. A quorum was present with 26 homes represented.

Approval of Minutes: The membership reviewed the minutes from the last annual meeting minutes. There are additional questions from the budget from 2015 that need to be added to the minutes. Some homeowners had changes to the minutes that were mailed to the owners. The membership will approve the minutes via mail or email once they receive the amended minutes via mail.

Budget Ratification: The membership reviewed the 2016 proposed budget. The membership would like legal broken down in the budgets. Tree Maintenance break down was replacement of trees, spraying for aphids. It was explained that the trees in the neighborhood are in danger of dying due to the possibility of disease. Notice was sent out to the owners about the tree spraying issues. Homeowners would like to be notified as a courtesy prior to all any work would be done. Fence repairs were done and homeowners were upset about the expenditures on the fencing. There was a question raised on who owns the fences and whose responsibility is to maintain them. Homeowners just want to be notified. A homeowners suggested that the board meeting minutes be posted on the website and maintain the documents up to date. There was discussion about painting and the new schedule for painting. There was also discussion about doing there fence at the same time as painting. PPS read to the membership the maintenance responsibility for the HOA and the owners. There was a discussion from the membership about the HOA taking over the painting and staining of the fences be covered by the HOA. Sandy Jackson motioned to have the HOA stain and maintain the fencing inside and outside when the painting routine occurs on 7 houses every 8 years. The motion was seconded by Jim Dowling. There was discussion on what staining to be used. The choice should be the each owners. Motion passed. There was a question on the weeding of front lawn. This is an additional service for removal of the weeds in the front lawn. The front yard cleanup is blowing leaves out of the shrubs. A motion was made to have the annual meeting minutes included with the amended budget mailed to owners after the meeting. Motion was seconded. Motion passed. A motion was made to ratify the budget with the suggested amendments. Motion was seconded. Motion passed.

Election of Officers: A request was made for volunteer to be on the Board of Directors. There were no volunteers for the vacancy.

Questions/Concerns: There was concerns about shrubs and trees that haven't been replaced for over a year. There was some work that has been done. There was discussion of damage due from snow removal and the rocks that are put in the street from the snow removal. The landscape company will be doing a cleanup. There was concern about the areas where the snow has been piled it up. The trigger for the snow removal is 2 inches. The last storm they had to start before the trigger due to the scheduled amount of snow fall. PPS gave the membership a copy of the town policies on snow removal.

The Rolling Hills Ranch Patio II Annual Board Meeting was adjourned at 8:25 pm