

**Rolling Hills Townhomes HOA  
Board Meeting  
April 10, 2018**

The Rolling Hills Townhomes Board of Directors Meeting was called to order at 7:00 pm.

The Board Members that were present were William Way, Tom Gibb, Dave Hare, Rich Gioino, Kevin Bass and Bob Krasznai. A quorum was present. Homeowners in attendance were Loretta Way, David and Gail Hermann.

**Homeowner Forum:** The trees along the area by Bristol Lane were cut down last year and the homeowners are asking when the trees will be replaced. There was also discussion about bushes that are dead at the south end of Bristol Lane. There was discussion about replacing the bed and put in grass to resolve the issue. The Board will confer with the Landscaper to see what can be done with the specific area by Bristol. It was agreed we would replace the two trees that were removed in the area and also put in other trees that were lost within the community.

**Approval of Minutes:** The Board Minutes were emailed to the Board. A motion was made to waive the reading of the minutes. Motion passed

**Financials:** Rich presented the Board with the financials from February 2018. They are the same with last month's meeting as March 2018 minutes are not ready.

**New Business:**

*Insurance Policy* – Rich reviewed the discussion that Bill and he had with American Family concerning the insurance premiums. The Board reviewed the options on what the cost for each premium. Bill suggested that the Board should go with option 3 which is increase to \$25,000 deductible and 5% wind/hail deductible and explained the reasons why. He asked the Board if they had anything to add. Rich asked the attorney to verify responsibility for damage. If a homeowner is negligent then they are fully responsible for the damage. If there is no negligence, the all homeowners within the HOA are responsible. After discussion, Bill made a motion to approve the last option and Rich seconded. Motion passed 100%. American Family will be notified.

*Insurance Letter* – The Board reviewed the letter from American Family to be sent to the owners. Bill put together a cover letter to be included with the insurance letter. It was reviewed by Ella Washington and she stated that the cover letter was accurate. PPS will mail out the letters to the homeowners.

*Board Vacancy* – Marilyn resigned from the Board so there is a vacancy on the Board. John Terry who was previously on the Board would like to fill the vacancy. Bill made a motion to appoint John Terry to fill the vacancy for the remainder of the 3-year term. Tom seconded the motion. Motion passed

*Computer Equipment* – The equipment has arrived and will be stored at Bobs house.

*Directory* - The Board would like PPS to update the directory every 6 months in two alphabetical formats, one by names of homeowners and one by street address. New directories will be done now and they would like to make sure make sure that both print on one page.

*Kraft Curbing* – Tom stated that they will be out May 30<sup>th</sup> to install curbing with the community. The Landscaper will move piping below the rocks as well. This is the last area that will replace the plastic edging within the community; i.e., all planters will be bounded by concrete edging.

The Board went into executive session at 7:45 pm. The Board came out of executive session at 8:01 pm. The Rolling Hills Ranch Board of Directors meeting was adjourned at 8:02 pm. The next meeting will be the May 8, 2018

Respectfully Submitted,  
Sandra Oldenburg  
Community Manager, CAM