

**Rolling Hills Townhomes HOA
Board Meeting
July 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, John Terry and Bob Krasznai. A quorum was present. Guests: None

Homeowner Forum: None

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 June 2018 financials. All invoices have been paid thus far. He discussed the current financial status of the accounts for the HOA. Total balance is \$223,003 in all accounts. All invoices through June have been paid. We are still on track to be around \$192K in reserves by the end of the year. Rich presented the Board with an interesting article on HOAs and what potential homeowners should look for in an HOA if they are considering purchasing in a community. Rich also discussed the current status of delinquent accounts within the community. Rich discussed the options for CDs with the Board. He explained that it is difficult to open an account at other banks without jumping through hoops. Since the HOA already has accounts at Guaranty Bank and Trust, it is easier for PPS to open the account since they already have a majority of the information needed. Rich made a motion to take \$100,000 and open a 15-month CD at 2% with Guaranty Bank. Motion was seconded. Passed 100%. Bill made a motion to have William Way, Rich Gioino and Dave Hare to be signers. Motion was seconded. Motion passed 100%.

New Business:

Newsletter/Antennas: The Board discussed antennas on the roofs, after it was discovered that someone was about to install satellites on the roof. The Board discussed putting information in a newsletter. Bill discussed what information should be mailed out to homeowners or what should be in the info boxes. The Board would like to wait until topics accumulate before mailing out newsletters because of the cost. It was agreed to send mailouts out quarterly if news can wait.

Info Boxes: The info boxes are torn down by individuals and people are not using them. The Board discussed whether or to leave the out or take them down. There was discussion about if they should be replaced in the future and it was agreed we will maintain the info boxes and use them for newsletters with non-urgent news.

Doggy Bags: Bill ordered doggy bags and has placed them in the two townhome stations. The Board will monitor how long the bags last and how they are used. Kevin asked if the Master Board would consider putting a doggy station in the retention pond by his house. The Master reps will bring it up at the next meeting.

Payment Schedule: Bill brought up payment to contractors. PPS will speed up paying vendors but the HOA must give prompt payment authorization.

Xeriscape: The Board looked up options for saving money in the future on the landscaping. It would cost the HOA a lot of money to reduce the amount of grass within the community. There are other options with saving money by putting in fescue. A professional suggested that the Board get quotes to remove the grass and replace it with fescue to see how it would save the HOA water using moving forward.

Downspouts: The Board discussed the bids that were received to increase the size of the gutters. It's not the size of the gutters but the size of the downspouts that are the issue. The Board looked at the cost to fix the interior units and end units with trees high and close enough to plug gutters with leaves. The cost is \$10,081 to do the work. Bill reviewed the –year-end financials to determine how much funds are available to pay for the project. Bill recommended not to wait until next year to do this project as there have been a lot of heavy rains causing plugged gutters, damage to siding, water in individual's basements, etc. After further discussion

amongst the Board., Bill makes a motion to go ahead and do the gutter work this year. Motion was seconded. Motion passed with Rich's vote as a no.

Rocks in planters' beds: The Board reviewed the financials for rock work this year. Currently they are over budget in the grounds lines items. There was discussion about other items that may come in the future. The Board doesn't want to exceed the line item budget for grounds. There was discussion about maintaining the budget as best they can with projects that need to be done and defer adding new rock until we know the budget will not be exceeded.

The Rolling Hills Ranch Board of Directors meeting was adjourned at 8:05 pm. The next meeting will be the September 11, 2018

Respectfully Submitted,
Sandra Oldenburg
Community Manager, CAM