

**Rolling Hills Townhomes HOA
Board Meeting
February 13, 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, and Rich Gioino. A quorum was present.

Homeowner Forum: Mike Farham from 1851B Chesapeake Circle attended the meeting to discuss the violation letter he received concerning his red door. He wanted to speak to the Board about the approved colors for doors. There are others about in a similar situation. The Board recognizes that in addition to the original colors, there are colors that would go with the theme of the townhomes. Bill stated at this point, he is going to recommend that we rescind the violations until the Board has approved a slate of colors for the front doors. Mr. Farnham asked if screen doors all have to be white, the Board stated that they have go with the theme of the units. Mr. Farnham stated that the door has been red for over two years. He is stating that nothing was done during that time. Mr. Way stated that his door was not brought up at a meeting over a year and a half ago and is asking that the Board review different options on the colors for these doors.

Election of Board Members: The outcome of the election for the two vacant positions: Mr. Krasznai and Mrs. Adams were elected to the Board with the majority votes.

Election of Officers

Rich nominated Dave Hare for the position of VP and the vote approving was unanimous. All the other officers will remain the same for 2018.

Approval of Minutes: The Board Minutes were emailed to the Board. They waived the reading of the minutes.

Financials: Rich provided the Board with a financial statement from December year end financials. There was a review with the Board on the financials. Rich went over the bank balances with the Board. The HOA ended the year 6.5% under budget.

New Business:

Contract for Misc Work – Bill presented the Board with two contracts for miscellaneous items throughout the community. Bill is recommending to give Lutey's Landscaping, the low bidder, the contract for the work. The total price will be \$3230 for the work. A motion was made and seconded to accept Lutey's bid. . Motion passed.

Door/Fine – Bill made a motion to rescind the fines and wait until we have a list of approved colors. Motion was approved. There was discussion about the timing of responses on the notices to the owners.

Association Online – PPS is working on getting this up and running and will inform the Board as soon as it is ready.

Storage Shed – Bill would still like to put the HOA documents in a shed on a slab and protect the papers. Bill would live to move forward on the project, which could cost \$1600 installed. Rich would like to come to the PPS office to review the documents whenever it is convenient.

Roofing Timing/Next set of roofs – There are 50 roofs that are still needing to be re-roofed and the Board discussed the original 5-year timeline. Bill is thinking that the roofs should be inspected and then

should be prioritized soon. Rich thinks that next year the roofs should be inspected and prioritized. By waiting another year, that gives additional funds in the account to pay for the roofs when they are needed.

Taxes – Rich is recommending that the Board go ahead and have Cheedle to the taxes again for 2017.

Warranty – Bill reported that the warranties for the 24 units re-roofed in 2016 were finally put in the names of the HOA.

The Board went into executive session at 7:55 pm.

The Rolling Hills Ranch Board of Directors meeting was adjourned at 8:00 pm. The next meeting will be the March 13, 2018.

Respectfully Submitted,

Sandra Oldenburg
Community Manager, CAM
Poudre Property Services