

**Rolling Hills Townhomes HOA  
Board Meeting  
January 9, 2018**

The Rolling Hills Townhomes Board of Directors Meeting was called to order at 6:05 pm. The Board Members that were present were William Way, Tom Gibb, Dave Hare, John Terry, and Rich Gionio. A quorum was present.

**Homeowner Forum:** None

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

**Financials:** Rich provided the Board is a financials statement from Novembers financials. There were typos in the figures from Decembers meeting.

**New Business:**

*Lutey's Bid for Initial Edging:* They presented a bid for edging instead of trimming. Lutey is requesting the HOA pay for the initial edging of about \$1000. He will maintain it thereafter. There was Board discussion concerning the initial cost. After discussion, the Board agreed that the HOA should pay for this cost. The work will be performed in the Spring.

December 9<sup>th</sup>: This is the date that the HOA signed a contract with PPS. Bill Way said the HOA's association with PPS has been rewarding and praised PPS for it's work.

*Board Access Page:* There is discussion that the site is extremely difficult to access and is not very user friendly. PPS gave an option of using association online. The Board agreed to do ahead with this option. PPS will get this organized and provide the Board with one access code.

*HOA Storage Shed:* Bill asked the Board thewhat they thought about putting a storage shed on the property to put the miscellaneous items in it that belong to the HOA. A motion was made by Bill to purchase a small shed and Rich seconded; motion passed. It will be painted to match the homeowner units. Rich stated that the boxes stored at PPS should not be stored in the shed to avoid damage from rain, rats, etc. Dave Hare offered to store the boxes in his office. Rich said the HOA should review the boxes to document what is in each box. Rich will go to Dave's office to organize the documents

*HOA Member Candidates:* There is currently one candidate willing to stay on the Board, incumbent John Terry. Tom stated that there was another member that stated he hasn't decided yet.

*PPS Tickle File:* The Board is required to post Board annual meetings within the community with street signs. PPS will do post this requirement in it's tickle file and remind the Board of it annually from now on. The street signs will be stored in the new shed.

There was discussion about topics at the annual meeting which is following this meeting at 7 PM.

The Board went into executive session at 6:40 pm.

The Rolling Hills Ranch Board of Directors meeting was adjourned at 6:47 pm. The next meeting will be on February 13, 2018.

Respectfully Submitted,

Sandra Oldenburg  
Community Manager, CAM