

**Rolling Hills Ranch Townhomes HOA
Board of Directors Meeting
July 11, 2017**

The Rolling Hills Ranch Townhomes HOA Board Meeting was called to order at 7:03 pm. A quorum was present with Tom Gibb, Dave Hare, William Way, John Terry, Kevin Bass and Rich Gionio.

Homeowner Forum: None

Approval of Minutes: The Board previous received the minutes via email. A motion was made and seconded to waive the reading of them minutes. Motion passed.

Financials: The Board reviewed the financials from May 2017 and the current delinquencies. Rich reported that we are still on track with reserves for the roofs. All current invoices have been paid through. Tax consulting fees were higher than normal and office general. The Board discussed current delinquency accounts. We have cut them down about 9.2%. 3 accounts are at the attorneys for collections. One account has defaulted on their payment arrangement. The current outstanding collections are \$37,779.42

New Business:

Status of Bed Work – Some of the beds have been completed. The east area will be completed by the fall.

Report from Roofer – 2 different roofing issues on Lindenwood. Bill gave the homeowner the phone number of the roofer to schedule an appointment. They were new roofs that are leaking that had improper flashing. Bill has still yet to get the warranties in the name of the HOA. Bill will continue to get in touch with them until they are received.

Spraying of Aspen Trees – 9 homeowners responded to the tree spraying. Bill has explained to Trugreen that if they hang over a patio or driveway the HOA doesn't want to pay for it. The treatment needs to be performed annually.

Inspection Update – Tom and Sandra walked the property on the 10th. All violation letters have been sent out. A majority of the properties are very well kept.

With nothing further to come before the Board, the Rolling Hills Townhomes Board of Directors Meeting was adjourned at 7:40 pm.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services