

**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 Krasznoi. A quorum was present. Guests: Loretta Way, Bert Lutey, Tina and Jeanne Larson, Kelly Smith

Homeowner Forum: Jeanne Larson would like to temporarily replace the screen door with one with a doggy door. It would only be until September 1st. A motion was made and seconded to approve the screen door temporarily. Motion passed unanimously. Kelly Smith who resides in 50 Victoria Drive attended the meeting to discuss the sink hole in the asphalt on the corner of his drive by the garage door. The Board will address the sink hole. On the other side where the foundation is exposed, you can see the aggregate and he wanted to see what could be done. Bill Way mentioned that this has happened before and it is a homeowner's issue and there is a grout that can fill in the area but the HOA doesn't cover the issue. Mr. Lutey attended the meeting to discuss the issue with the clocks that are being tampered with. The days have been altered especially the one over by 50 Sebring. Tom has not spoken with the Master Landscapers about this.

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 May 2018 financials. All invoices have been paid thus far. He discussed the current status of the accounts for the HOA. Total balance is \$214,127.18 in all accounts. All invoices through May have been paid. Our Reserves are still on track to be around \$191K by the end of the year. Rich look at moving money over to Wells Fargo, which has an 11-month CD for 2%. Rich's recommendation is to move some of the checking account into this account since there is around \$63,000 in checking. There was discussion about whether or not to move the money in MM over to a CD. Rich will put together a plan for the Board to review.

New Business:

Issue Unsightliness Regulation: Bill would like PPS to send the new regulation to the homeowners and it will replace the current HOA-001 regulation. Bill made a motion and Tom seconded to have the unsightliness regulation will replace the current regulation. Bill will send the updated form to PPS for mailing to homeowners.

HOA-001 Regulation: This the first regulation that was adopted. It requires that the Board present any new regulations to the community for comment. Bill wants to forgo this regulation, which causes a lot of extra work to get no comments back from homeowners. Bill made a motion to delete this regulation and the motion passed.

Gutter Rehab: Tom walked around after the hail storm to see what damage was there. The gutters on the interior units are not large enough to hold the large amounts of hail and rain. Tom has a vendor coming out the 17th to assess the gutters.

Painting Schedule: There are two more 4-plexes that are going to be started this Friday.

Color change in Gray units: The Board discussed the color change of the building and Bill discussed the cost of the change. The painter stated that it would be a mistake to change the color as it would take two coats and it would cost double, around \$6200. The decision was made not to change the colors on the gray units.

Doggie bags: Bill is recommending that the HOA spend the funds to fill the stations with Bags. Other Board members were concerned about the waste. Rich stated that we could just try it and see what happens.

Commercial Vehicle: The Master Board has decided to let sleeping dogs lie when it comes to commercial vehicles. After discussion, a motion was made and seconded for the Townhomes Board to follow suit. Motion passed.

Ohlson's Tree Damage: This homeowner has been notified about the tree damage and that if it wasn't removed the HOA would do it and bill it back to him. PPS will check the date of the original letter. Tom will see if he can get can a lower price to remove the tree. When the deadline is up then the Board will proceed with the removal with the lower cost and bill back the owner.

The Board went into executive session at 7:45 pm

The Rolling Hills Ranch Board of Directors meeting was adjourned at 7:55 pm. The next meeting will be the August 14, 2018

Respectfully Submitted,
Sandra Oldenburg
Community Manager, CAM