

**Rolling Hills Townhomes HOA  
Board Meeting  
June 12, 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: Loretta Way and Justin Jones

**Homeowner Forum:** Mr. Jones attended the meeting to discuss the repairs to the garage door. Tom was concerned about what is being said with what happened at their unit. Jones is now stating that the gentleman in the yellow truck (the HOA landscaper) who was repairing the light bulb was the one who did the damage. He asked the if the individual who did the light bulbs was covered by insurance. The Board confirmed that Jones still would have to go after the landscapers on the damage. All HOA vendors must carry insurance to be permitted to do work on the property. Bill made a motion that the HOA will not bear any expense to the repair to the Jones garage door. The motion was seconded; Motion passed.

**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 April 2018 financials. All invoices have been paid thus far. He discussed the current financial status of the accounts for the HOA. Total balance is \$200,239.86 There was discussion on what the rates for the CDs and Money market are currently. They are around 1%. Rich will take a look at moving some of the money over to First National in a 3% CD for 6 months. Tom discussed the work order numbers structure and how to keep track of the non-descriptive invoices. Rich wants the work orders to specify the work so as to keep track of each invoice.

**New Business:**

*Door Colors:* The Board agreed that homeowners can paint their front doors white if they so choose. Bill asked if the membership has been notified. The two individuals with non-approved colors were notified but not the membership. Bill would like to send the information to every when we have a large mailer to go out again.

*Commercial Vans Parked in Driveways:* The Board discussed commercial vans within the community. Bill asked how the Board should handle the enforcement of the vehicles. The Board would like to notify the homeowners that they can park these vehicles on the streets. Bill will send the addresses to PPS to notify the occupancy.

*Water:* The cost of water is increasing and Bill wanted the Board to consider xeriscape to reduce the water costs over time. The Board has interest in his approaching a landscape architect to come up with a plan for the future.

*Handyman:* Tom brought up the fact that the handyman thought he quoted less than what the Board remembered. Bill Way stated that he told the handyman to bill the HOA what he quoted.

The Board went into executive session at 7:47 pm

The Rolling Hills Ranch Board of Directors meeting was adjourned at 7:50 pm. The next meeting will be the July 10, 2018

Respectfully Submitted,  
Sandra Oldenburg  
Community Manager, CAM