

**Rolling Hills Townhomes HOA
Board Meeting
May 8, 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.

Homeowner Forum: None

Approval of April Minutes: The April Board Minutes were emailed to the Board. A motion was made to waive the reading of the minutes. Motion passed.

Financials: Rich presented the Board with the financials from March 2018, and explained to the Board the current status of the bank accounts. The Board discussed the current delinquency status of homeowners in executive session. Rich discussed some changes to the March financials, with PPS bookkeeper. Rich wanted to know status of tax return. Rich was concerned about how to track invoices and wants to set up a system of Work Orders where work is assigned a code and number in order. The vendor will reference the Work Order provided by the Board on their invoicing. Previously awarded T & M work and fixed price work will also be assigned Work Order numbers.

New Business:

Homeowner Installation of Trees – Tom brought up the question about a homeowner requesting to install trees in the common area at the homeowner's expense and the homeowner maintaining the trees going forward. Would the Board set a precedent if they allow for this and what happens when they may sell their home in the future? There was discussion concerning if these trees would be a benefit to the HOA and the benefit could depend on the type of tree. Bill made a motion to allow homeowners to install free trees at their expense only if the Board approve the trees and location and the HOA would maintain them. Motion passed.

Refresh Fire Lane and Striping – Bill has a firm price of \$550 for refresh the fire lane striping from the handyman. The work would be done by hand. A motion was made and seconded. Motion passed. The work order number would be 4529-003.

Trees – Bill received a quote from Trugreen to treat our Ash trees for Ash Borers. and the treatment lasts for two years. Bill challenged Trugreen's count of 22 Ash Trees so Trugreen counted and advised the true number is 26 trees. Trugreen will hold their price for the new tree count. Bill made a motion and Tom seconded to approve the expenditure for the Ash borer treatments for \$1240.20. The work order number will be 4529.001

Real Estate Signage – Bill reported that on the north end of the drive a realtor has a sign on community property. Bill asked if the HOA should enforce the fact that it goes against the HOA. The Board all agreed that as long as it is removed when the home sells they are ok to leave it in place.

Door Colors – The Board discussed the violation of the doors that were painted the wrong color and doesn't meet the criteria. The Board discussed the white door. Rich made a motion to revised the approved door colors to include white. PPS will send an additional letter on the door Colors via USPS.

Un sightliness – Almost every HOA has an "UN SIGHTLINESS" clause in its covenants to address homeowners who have issues with how their areas look. Bill made a resolution for this clause to be added to our rules and regulations; the resolution was approved.

Rich presented an invoice for work by the handyman which hasn't been billed.

The Rolling Hills Ranch Board of Directors meeting was adjourned at 7:50 pm. The next meeting will be the June 12, 2018.

Respectfully Submitted,

Sandra Oldenburg
Community Manager, CAM