

**Rolling Hills Ranch Townhomes HOA  
Board of Directors Meeting  
October 10, 2017**

The Rolling Hills Ranch Townhomes HOA Board Meeting was called to order at 7:00 pm. A quorum was present with Tom Gibb, Dave Hare, William Way, Kevin Bass, Jeannette McWilliams and Rich Gioino.

Guests included Tim Woodcock and homeowner John McWilliams.

**Homeowner Forum:** Jeannette reported that her window was repaired, it appears that the water was coming in from underneath the siding.

**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:**

All invoices/bills received have been paid.

Financials for the period ending 8/31/2017 show our account balances as follows:

Checking account (operations) = **\$41,448.89**

CD (capital@Northstar Bank) = **\$32,552.15**

MM account (roofs/roads) = **\$41,610.63**

We remain on track for the building of funds for the future roofs and road reserves.

2017 budget vs. actual show we are over budget on the following line items:

Repairs (account 4525 over 2%)

Office supplies (account over 250%)

We need to keep an eye on these accounts. Even though we are under on others we still need to keep to budgeted dollars. For next year's budget we need to get a better handle on all the anticipated needs involving repairs and maintenance projects and budget for these. **Over all expenses are at 48.4% so we are under 13% for the year...**thanks to limited snow this past winter but this could change quickly this fall.

Since we are now in October, we need to start addressing the budget for 2018. Gioino will put the preliminary budget together but needs volunteers to assist in listing out the maintenance, repair, painting and other misc. needs. Tom, Bill, and Kevin volunteered, as did there depending upon what their work schedules would allow.

Our delinquent accounts have **been reduced by 39%** since January 2017.

**Escape Landscaping:** Tim asked the Board about 2 Sebring Lane, as he was approached by Tom to move the rocks that the homeowner has put into piles. Tom reported that the owner contacted him and they

were working on moving the rocks back Bill asked Tim about the beds by Dave Hare's home. The plants are going to be chopped down. Tom asked the Board if they wanted the fall trimming to be done now along with the Fall cleanup. The Board agreed that it is that time of year. Kevin asked if the mower's height was going to be lowered to have the grasses cut shorter. Tim reported that it will be dropped. Kevin was just concerned with the different heights in the area in front of his home. The sprinkler system will be shut down next week.

**Board Discussion:** Bill reported that he spoke with American Family concerning hiring individuals who do not have insurance coverage. American Family strongly urged the HOA not to as it can potentially be a he liability for the HOA. They recommended obtaining a nonspecific policy which would cost the HOA around \$350annually. The Board also approved the invoices for Rocky Mountain Pavement and K&B Gutter work. Rich submitted an invoice for a toner cartridge for the HOA printing he does. This invoice was approved to be paid. Rich requested the check be mailed to him.

**The Board went into executive session at 7:35 pm to discuss the current delinquency status.**

With nothing further to come before the Board, the Rolling Hills Townhomes Board of Directors Meeting was adjourned at 7:45 pm.

Respectfully Submitted,

Sandra Oldenburg  
Vice President  
Poudre Property Services