

**Rolling Hills Ranch Townhomes HOA
Board of Directors Meeting
September 12, 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, John Terry and Rich Gionio.

Homeowner Forum: Homeowners in attendance just wanted to attend the meeting to meet the Board and learn about the HOA, the homeowners in attendance were Christine Carlson, Dale and Marilyn Adams, Jilek, Glenn & Judy.

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 7/31/2017 show our account balances as follows:

Checking account (operations)	= \$44,971.76
CD (capital@Northstar Bank)	= \$32,552.15
MM account (roofs/roads)	= \$36,407.38

We remain on track for the building of funds for the future roofs and road reserves (a VERY slow build)

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

Repairs (account 4525 over 9.5%)

Legal (account 5030 over 9.5%)...**Need to discuss budget options for this line item w/Poudre**

Office supplies (account over 29.5%)

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 10% for the year...**thanks to limited snow this past winter but this could change quickly this fall.

Since we are now in September, we need to start addressing the budget for 2018. Kevin will put the preliminary budget together but need volunteers to assist with the maintenance, repair, painting and other misc. budget items. Tom volunteered, and so did Kevin Bass, Dave Hare and Bill Way. John Terry also said he'd help if it didn't interfere with his work.

Our delinquent accounts have **been reduced by 24%** since January 2017.

Board Discussion: Tom would like to discuss the pavement repairs. At the last meeting, we tabled the road repairs for approval at this meeting. Bill made a motion to approve the areas to be completed except for the area near #31 Lindenwood Circle, for \$2998.80. Rich seconded it. Motion passed.

Tom asked Bill about K&B gutters, a repair schedule hasn't been set as of yet. It should be done within the month.

Kevin asked the Board if the east side could do something like an open house for the community and block off the two-car visitor parking space by his unit. Kevin would also like to put notices in the HOA info boxes. The Board had no objection.

The Board went into executive session at 7:46 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 8:05 pm.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services