

**Rolling Hills Townhomes HOA  
Board Meeting  
September 11, 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, and Bob Krasznai. A quorum was present minus John Terry. Guests: None

**Homeowner Forum:** None

**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 July 2018 financials. All invoices have been paid thus far. He discussed the current financials status of the accounts for the HOA. Total balance is \$238,116.38 in all accounts. All invoices through July have been paid. Rich reviewed the building and ground line items and the amount used thus far. There was discussion about where to allocate the cost of the new downspouts. Rich said charge it to account 4529. Current delinquent balance is at \$27,250.67. There was discussion about the need to charge next year's budget with any overrun in this year's budget. Also excess funds this year will be available for use next year. Rich said such funds will be charged to account 9999.

**New Business:**

***CD Final Initials:*** PPS brought the final paper to be initialed by the signers for the CD. All initials are complete and the document will be returned to the bank in the morning.

***Xeriscape:*** Bill discussed turning the grass into fescue in the future. It is a huge expense for the HOA change the grass throughout the HOA. The cost is one that cannot be justified. Bill recommended that the Board forgo the idea of Xeriscaping in the future.

***Show and Tell/Escapes Landscaping:*** Bill brought an irrigation pipe that was crushed by a root to show to the Board. The break was found by an employee of Escape Landscaping using a rod with a handle. He stuck the rod in the ground and listened to the flow through pinches in the pipe underground. The cost difference from one landscaper and another for fixing just one of the three problem areas was about \$700. There was discussion about what to do moving forward with time and materials in the future. Tom suggested that the Board take the sprinkler business away from the current landscaper and give it to someone who know the system. Bill has a quote for the additional work, and have the current landscapers just do the contract work. There was discussion about Escape only doing time and material work. There was further discussion about the Escapes doing all of the Sprinkler work. Motion passed to have Escape do all of the Sprinkler work and solicit bids for any other T&M work of any magnitude. Bill abstained from the vote.

**The Board went into executive session at 7:30 pm, the Board came out of executive session at 7:56 pm**

The Rolling Hills Ranch Board of Directors meeting was adjourned at 8:00 pm. The next meeting will be at 7PM October 9th, 2018

Respectfully Submitted,  
Sandra Oldenburg  
Community Manager, CAM