

**Rolling Hills Townhomes HOA
Board Meeting
December 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, Kevin Bass, Rich Gioino, and Bob Krasznai. A quorum was present.

Homeowner Forum: None

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

Financials: Rich presented the October 2018 financials. All invoices have been paid thus far. He discussed the current financials status of the accounts for the HOA. Total balance is \$266,677.94. The Board reviewed the final version of the 2019 budget. Rich brought up a couple of concerns with over budget for Water and Painting. PPS will look into the general ledger for these line items. Painting was over because of the of Dave Hares unit which was scheduled to be done this year. Phil included the final budget for next year. It included adding in the gutter work.

New Business:

Insurance: The Board reviewed the 10K or 25K deductibles. A motion was made and seconded to approve going with the 10K deductible for the new insurance. Motion passed. Rich will change the

Mailout: The Board would like PPS to mail out which would include the budget, annual meeting reminder, and solicit Board Members to replace Kevin and Dave. The ballot will go out 30 days prior to the annual meeting. Tim will put the sign up one week prior.

Garage Lighting: Tom was talking about replacing the lighting to a solar type. Bill was looking into lights that have a built in solar light. The handyman will be putting in the solar lights here soon and if they don't work he will return them then go from there.

Landscaping – Tom has bids for landscaping rock west of Kent Rd. Greening Up and Escape was around \$2600, there was discussion about having a relationship for the future with Greening Up on other things.

Boxes – There are a couple of boxes missing on the west side of the townhomes.

The Board went into executive session at 7:21 pm.

The Rolling Hills Ranch Board of Directors meeting was adjourned at 7:30 pm. The next meeting will be the January 9, 2019 at 7 pm.

Respectfully Submitted,
Sandra Oldenburg
Community Manager, CAM