

**Rolling Hills Townhomes HOA  
Board Meeting  
November 13, 2018**

The Rolling Hills Townhomes Board of Directors Meeting was called to order at 7:04 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. Guests: Ella Washington, American Family Insurance.

**Homeowner Forum:** None

**Ella Washington – Insurance Options:** Ella attended the meeting to discuss options for the Board since American Family has recently dropped townhome associations with over 30 units. She has 4 insurance options for the Board with another one coming in. She wants to be able to offer the Board with several options. She explained that the industry standard is higher costs and higher wind hail deductibles. 2 of the bids were thrown out due to the high costs for the HOA. 2 other bids came in under budget from American Family costs. One is for \$10,000 deductible with all claims except wind and hail. The other is \$5000 with wind and hail. Both have 5% wind and hail deductible. Both bids came in at under \$35,000. The directors and officers will be with CNA, which covers all non-monetary claims. Cyber claims are also included in the policy. This policy also has more protection for the Board. The two other policies will be identical to what the HOA currently has. The premiums for all the policies will come in lower than all the current policies they have. The Board would like to get pricing for the \$25,000 deductible in order to get the policy in place by January 1, 2019.

**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 September 2018 financials. All invoices have been paid thus far. He discussed the current financials status of the accounts for the HOA. Total balance is \$247,190.83. The Board reviewed the final version of the 2019 budget.

**New Business:**

**Downspouts:** Bill reported that there have been issues with the contractor finishing the downspouts. Bill stated that since the work is completed now, the HOA can release the payment to 5 Star for the downspout work. The invoice should come in at \$7,890. The Board is planning on doing 12 of the 58 outer units' downspouts next year. These 12 units have trees high enough to plug their gutters with leaves. In August 5 Star quoted \$1,826 for these 12 downspouts and still believes that price will hold.

5 Star will also submit an invoice for \$200 for repairing the roof on 51 Victoria. This is a homeowner's expense, NOT the HOA's.

**Address List:** Bill would like the new address lists. PPS will print out a new report to the Board for the next meeting.

**Coupon Status:** The coupon books will be sent out by December 1<sup>st</sup>.

**PPS:** Bill reported that two years ago the Board signed a new contract with PPS. The Board would like to renegotiate a new contract 2 year at the same rate. A motion was made and seconded to approve a new contract with PPS. Motion passed. All, With Sandra noting that the contract provides for automatic annual renewal.

**1851 Chesapeake A:** Bill has been discussing the owner's sprinkler issues at his home. The sprinklers have been hitting his deck for over 6 years. The Board is going to repair the wood at his home due to the sprinkler

damage. This unit and it's neighbor are the only two units that do not have photo cells on them. The cost to install the 2 photocells will cost around \$400.

The Board went into executive session at 7:55 pm

The Rolling Hills Ranch Board of Directors meeting was adjourned at 8:05 pm. The next meeting will be the December 11, 2018 at 7 pm.

Respectfully Submitted,  
Sandra Oldenburg  
Community Manager, CAM