

**Rolling Hills Townhomes HOA  
Board Meeting  
January 8, 2019**

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, John Terry, Dave Hare, Rich Gioino, and Bob Krasznai. A quorum was present.

**Homeowner Forum:** Dave Hare reported that the Dance studio by his house has started to store recreational vehicles and has a lot of unsightly stuff on the property. He wants to put a fence in between his property and the dance studio. It is the understanding that Darlington owns that land. Tom Gibb suggested that he contact the county to submit a complaint on the look of the property. Bill stated that the Town Planner replacement will not be in place for another two weeks, so the Board would have to wait to discuss the fence any further and, assuming we can get the permission of all the stakeholders, see if we can get a City permit to install an 8 foot fence along the property line.

**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 November 2018 financials. All invoices have been paid thus far. He discussed the current financials status of the accounts for the HOA. Total balance is \$272,309.43. There was discussion about putting another 100K in a CD. Rich reported that the TDK CD will mature in April. Rich made a motion to close out the TDK, and that time buy a second \$100K CD. The Board will go with the best rate. The motion was seconded. Motion passed. Our water bill jumped 45%. Rich received the copies of all the water bills to do some research as to why.

**New Business:**

*Address List* – PPS presented the Board with the most current HOA directory list as of 1/1/19. Bill made a motion to have the address list updated quarterly for the Board.

*Downspouts* – Bill reported that they were originally planning on enlarging 12 units, Rich suggested to do all of the units that are in need of the repairs. It will cost around \$150 per unit. The budget was adjusted to cover the additional cost. The additional work will need to be bid out again for the additional work.

*Garage Lighting* – Rich has a question about why the HOA takes care of the outdoor lights. The town doesn't have a code requirement, so why continue to do it. Bill reported that the maintenance requirement is in the Covenants. Bill also stated that a liability issue should be considered.

*2019 Insurance* – The new insurance policy saves about \$7,000 on the budget 2019.

*Rocks* – Tom reported that the rocks were installed and completed by Escape Landscaping . PPS gave Tom the final payment.

The Board went into executive session at 7:40 pm.

The Rolling Hills Ranch Board of Directors meeting was adjourned at 7:40 pm. The next meeting will be the February 12, 2019 at 7 pm. This meeting will be the annual meeting.

Respectfully Submitted,  
Sandra Oldenburg  
Community Manager, CAM