

**ROLLING HILLS RANCH TOWNHOMES ASSOCIATION  
ANNUAL MEETING  
January 12, 2019  
Johnstown Senior Center**

**MEMBERS PRESENT**

See Sign-In Sheet, attached

**P.P.S. STAFF PRESENT**

Sandra Oldenburg

**CALL TO ORDER**

Bill Way called the Rolling Hills Ranch Townhome Association's Annual Meeting to order at 7:07 p.m. The board introduced themselves to the membership.

**PROOF OF NOTICE/DETERMINATION OF QUORUM**

Management provided proof that notices were mailed to all homeowners of record. With only 13 members in attendance in person or by proxy, a quorum was present.

**TREASURER'S REPORT**

Bill asked the Membership if they had any questions on the budgets which were mailed to the membership. There were no questions. Rich went over the total account balances for the HOA which equal \$322,000. Rich discussed future roof replacement and road repairs. He also explained that there isn't a lot of discretionary funds in the budget for items that may come up during the fiscal year.

**NEW BUSINESS**

Homeowner stated that the Board has done a great job over the past year with the HOA. The Board has replaced the remainder of the metal and plastic edging throughout the property with the concrete curbing. They have also replaced the downspouts on the inner unit that were too small to allow flow through them. They are going to replace the exterior unit gutters this year on the townhomes south of the Parkway. They replaced tripping hazards throughout the sidewalks within the community. One homeowner brought up concerning about ice damning on the roofs. No damage has been reported so far. The Board asked that the homeowners keep an eye out for any possible leaking. In response to an inquiry from one homeowner, Bill stated that no action to allow different paint colors on the townhomes south of the Parkway is presently being considered.

**ELECTION OF DIRECTORS**

Mail out ballots were sent to all owners for the two vacant positions on the Board. With the majority votes of those ballots returned, Dave Hare and Kevin Bass have been re-elected to serve another term on the Rolling Hills Ranch Townhomes Board of Directors.

**ADJOURNMENT**

With no further business before the members by the Board of Directors, the meeting of the 2019 Annual Meeting of the Rolling Hills Ranch Townhomes Association was adjourned at 7:20 p.m.

Respectfully submitted,

Sandra Oldenburg  
Poudre Property Services