

**Rolling Hills Townhomes HOA  
Board Meeting  
February 12, 2019**

The Rolling Hills Townhomes Board of Directors Meeting was called to order at 6:03 pm. The Board Members that were present were William Way, Tom Gibb, Kevin Bass, Dave Hare, Terry Rich Gioino, and Bob Krasznai. A quorum was present. Loretta Way attended the meeting as a homeowner.

**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 December 2018 financials. All bills have been paid through the end of the year. The year-end cash assets are \$298,544.16. We ended the year under budget.

**Annual Meeting**

The annual meeting scheduled for this date must be deferred due to the lack of a quorum of homeowners. To establish a quorum at first endeavor, 20% of the homeowners must be represented. The annual meeting has now been rescheduled for March 12, 2019; at second endeavor, only 10% of the Homeowners must be present.

The Board went into executive session at 6:05 pm. The Board came back out of executive session at 6:10 pm

**New Business:**

*Snow Removal Policy:* There was discussion about why the snow was done if it didn't meet the requirement for the streets. There was discussion about safety concerns. There was discussion about each storm and the costs for each snow depth. There were complaints this last snow on timing and noise levels. There was discussion about setting a specific time for snow removal. It is hard to set these types of policies because you can't determine when the snow falls and when it stops. Rich asked if someone should approach Lutey about their bills and the costs.

*Roof Replacement:* The roofs are getting older and there are 50 roofs in the East and West sides to still be replaced. The Board will have to hire someone to determine which ones are in need the most. Bill wants to plan on going out to bid this summer to replace half the roofs. Rich suggested bidding all of them and see the cost difference for all of them. It was agreed we'd go out for bids on all 50 and contract for the 50 but do only half this year and half next year.

*Downspouts:* The Board talked about enlarging the downspouts on the end units on the east and west sides. On the north side none of them were enlarged. Bill suggested that we enlarge them as well. Tom was concerned about those homes that feed into a pipe into the ground. Bill will be seeking bids to present to the Board.

*Landscape:* Tom asked if Bill wanted Escape to turn the water one. The Board agreed that they wanted Escape to be the one to start up the system.

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

Respectfully Submitted,  
Sandra Oldenburg  
Community Manager, CAM