

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

The Rolling Hills Townhomes Board of Directors Meeting was called to order at 6:30 pm.

The Board Members that were present were William Way, Tom Gibb, John Terry, Dave Hare, 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 January 2019 financials. All invoices have been paid thus far. He discussed the current financials status of the accounts for the HOA. Total balance is \$322,435.08. Rich also stated that the CD at TDK was coming due next month. He is currently looking at CD rates and wanted to the Board ok to pull the funds if TDK can't match the best rate out there. The Board all agreed that this should be done. Rich reminded everyone that this would require 3 signatures to get it done. He will schedule a time for everyone to meet once the CD matures.

The Board went into executive session at 6:40 pm

**New Business:**

*Gutter Bids* – Bill stated that he will go ahead and start getting estimates for gutters on the southside end units.

*Darlington Lane* – Bill was able to get the information for their new Board. Bill sent the information to all our Board members and will be approaching Darlington about a screening fence on the east side of its property at the south end.. Larry Storms will assist with pushing the approval through planning and zoning.

*Pet Waste Bags* – Bill reported that the current stock of bags have lasted a long time, he just purchased another 4000 and asked the Board their thoughts about another station. Tom thought one should be put on the Master property south of the retention pond and he would bring that up at the annual meeting on March 19 . Also we will install one along the Parkway north of the retention pond north of Tom's place.

*1849A Chesapeake Circle* – This property sold for 335K, which is the highest unit in the Townhomes to date.

*Painting Northside Units* – Bill reported that painting the 4 plexes costs around \$3900 per unit on an 8 yr cycle. The northside units costs \$5000 because they are 3 colors which averages about \$3 more per month per unit on the northside. He was just making the Board aware of the extra cost but not proposing that we attempt to charge those homeowners the extra cost.

The Rolling Hills Ranch Board of Directors meeting was adjourned at 7:00 pm. The next meeting will be the April 9<sup>th</sup>, 2019 at 7 pm. This meeting will be the annual meeting.

Respectfully Submitted,  
Sandra Oldenburg  
Community Manager, CAM