

**Rolling Hills Townhomes HOA
Board Meeting
June 8, 2021**

The Rolling Hills Townhomes Board of Directors Meeting was called to order at 6:01 pm. The Board Members that were present were William Way, Tom Gibb, Kevin Bass, Dave Hare, Pamela Douglas and Tracy Olsen. Guests: Homeowners 2 Sebring. A quorum was present.

Homeowner Forum: The homeowner that attended the meeting would like more trees. The Board were told by the arborist that the HOA has too many trees.

Approval of Minutes: A motion as made and seconded to approve the minutes as presented.

Financials: The Board reviewed the latest financials. A motion was made and seconded to approve the April 2021 financials as presented. The Board also reviewed the latest delinquency report.

New Business:

Darlington Lane HOA Drain Pipe: The drain pipe that is currently being installed is still a concern of flooding in the area from water directed from Darlington. .

Edward Jones Statement: The Board would like a copy of the statement to be sent to Tracey.

Roofing Status: The current status of the roof is there is still a building or two to be completed. The shingles that we are using are made by Malarkey. The current material is a 50-year shingle. Tom stated that the roof on one building has two different colors on there. The Board didn't think this to be a problem.

City Building Inspections: Bill called the inspection department to see if they do an interim inspection half way through. They will only check if it meets code, but not whether it meets specs.

Chris Elliot Inspection: Bill hired an independent inspection to perform inspections on the roof during the installation process. Bill would like PPS to do the flashing nail replacement with screws in all of the area that was replaced.

Pavement Cave-In at 26 Sebring: A homeowner reported a portion of the street has caved in. They are working on getting it repaired. It could be quite a project, there is water trapped beneath the paving.

Drain in Street by #15 Lindenwood: There is a drain in Lindenwood Circle that was plugged for a while. It was opened up by Roto Rooter. Bill will buy a cover to make sure it doesn't happen again.

Meeting In July 2021 PPS asked the Board to move the meeting back to July 15th. The Board approved.

The Rolling Hills Ranch Townhomes Board of Directors meeting was adjourned at 6:40 pm. The next meeting will be on July 15, 2021 at 6:00 pm. The meeting will be held at the YMCA.

Respectfully Submitted,

Sandra Oldenburg
Community Manager, CAM