

**ROLLING RIDGE CONDOMINIUM ASSOCIATION  
MEETING VIA ZOOM**

**FEBRUARY 21, 2023**

Meeting was called to order at 7:01pm.

**Attendees:**

Betty Holland – President  
Kelly Burcham – Vice-President  
Justin Prompovitch -- Treasurer  
Carol Potter – Secretary  
Nick Yacoub – Member-at-Large  
Lisa Cornaire – Property Manager

**Homeowners Present:**

No homeowners present -

**Approval of Minutes:**

Motion made to approve meeting minutes for November 29, 2022; seconded and approved.

**Old Business**

Transition from JFC – 99% complete but JFC still reconciling a few accounts from December. 100% completion soon.

Reserve Study – Conducted by Mason and Mason. Currently, 44% funded through 2022. The association will need to increase contributions beginning in 2024 by \$35,000 each of the next three years followed by annual adjustments of 4%. A proposed Calendar of Expenditures was reviewed by the Board. The following changes were proposed:

PROJECT	MOVED FROM YEAR	MOVED TO YEAR
Concrete sidewalks	2023	2025
Curbs & Gutters	2023	2025
Pedestrian Bridge	2024	2023
Tot Lot Allowance	2025	2023

The Board unanimously voted to approve the reserve study with the adjustments to the Calendar of Expenditures with changes as stated above.

**New Business**

MM Account Rates Schwab -- Currently, interest on our accounts is doing nothing. Schwab has a Money Market account currently receiving 4% interest. It was voted to move interest on our accounts into the MM account. Note: there is no penalty if there is an early withdrawal and Schwab does not charge a fee for their services.

2022 Audit Proposal – The firm of Goldklang Group has come in with an offer of \$4,200 to conduct an audit for Rolling Ridge. Motion to approve, unanimously accepted. Board instructed Lisa to ask Goldklang if there's any room for price reduction. If not, then proceed as voted.

Fence Application -- Current proposal is denied, due to impeding neighbors' right of way for trash access. Homeowner is asked to re-evaluate and resubmit.

Note: ARC Guidelines are being reviewed and updated. The section on fencing will be changed to no side fencing.

### **Management Report**

Tree trimming completed. Rolling Ridge Insurance – deductible for a water claims and sewer back ups has been raised to \$10,000 per unit.

### **Closed Session.**

The meeting went into closed session at 8:47 pm to review accounts in arrears.

### **Open Session**

Meeting went back into open session at 8:59 pm.

### **Adjournment**

The meeting was adjourned at 9:00 pm.