

**ROLLING RIDGE CONDOMINIUM ASSOCIATION  
MEETING VIA ZOOM**

**JULY 27, 2023**

The meeting was called to order at 7:06 pm.

**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 February 21, 2023 seconded and approved.

**Management Report**

2022 Audit underway

**Projects Going Forward – Roofs**

Roofing Contractor – Ashley from Prime Exteriors will assist in determining the areas with the worst roofs and those areas will be targeted for replacement first. The roof project will be put to bid by 3 contractors once the project schedule is determined.

CD - A \$15,000 CD is maturing in August; there is also approximately \$83,000 in the Schwab cash account. A motion was made and approved by the Board to move both the CD and the cash to a higher yielding Money Market account. There are two more CD's maturing this year – one in November and one in December. In November, the disposition of the CDs will be reviewed to determine how much to reinvest in new CD's.

Resale Disclosure – Changes to Virginia law now renames a resale disclosure a resale certificate with more information required. Lisa is on top on this issue.

**Old Business**

Tot Lot Update- Bids received and reviewed. Full replacement exceeds the allotted budget of \$30,000. (33,000,36,000, 56,500, 52,300). Replacement of just the broken part is more reasonable (7,600), but first a quote needs to be obtained to see what it would cost to take care of the rust and repaint the current set (not included in the current 7,600 quote). Tot lot decisions is tabled until quotes are obtained.

## **New Business**

**Accounting:** The Board approved the following accounting write off:

2022: 21706C \$159.00 write off  
46733S \$204.50 write off

2023: 46705A \$178.00 proof of payment; credited to account  
46777M \$280.50 proof of payment; credited to account.

**Pet Stations:** A new company called "Poopscoop Troopers" has offered a bid of \$84 a week plus \$14 a week for bags. We currently use "Doody Calls" which charges \$140 a week. Lisa uses Poopscoop Troopers in her other HOA's and is very satisfied with them. A motion was made and approved to change to Poopscoop Troopers. A sixty day notice will be sent to Doody Calls.

**New Leasing Policy:** A new Policy Resolution regarding the leasing of units was reviewed and approved by the Board.

## **Closed Session.**

The meeting went into closed session to discuss accounts in arrears at 8:15 pm.

## **Open Session**

The meeting went back into open session at 8:33 pm.

Motion: Not to file a lawsuit on the account in arrears due to circumstances described by legal council; however, a lien will be secured against the property. The proposed payment plan will not be accepted, but the owners are free to pay extra as able. Motion seconded and unanimously approved.

## **Adjournment**

The meeting was adjourned at 8:35 pm.