

**ROLLING RIDGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING**

MINUTES

NOVEMBER 29, 2022

Meeting was called to order at 7:04 pm.

Attendees:

Betty Holland – President
Carol Potter – Secretary
Nick Yacoub – Member-at-Large
Lisa Cornaire – Property Manager

Homeowners Present:

Jorge Castillo
Kevin Chroninger
Nana Chroninger
Justin Prompovitch
Hao Nguyen

Call to Order – Roll Call for Quorum

Quorum not achieved; Motion made to close annual meeting and open as Special Board Meeting for the main purpose of appointment of board members. Annual meeting adjourned at 7:05 pm.

**ROLLING RIDGE CONDOMINIUM ASSOCIATION
SPECIAL MEETING MINUTES**

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Attendees:

Betty Holland – President
Carol Potter – Secretary
Nick Yacoub – Member-at-Large
Lisa Cornaire – Property Manager

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Jorge Castillo
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Board Vacancy Appointment: Justin Prompovitch has been appointed to the board as Treasurer. All other Board members remain in their current positions.

Terms:		Exp.
Betty Holland	President	2024
Justin Prompovitch	Treasurer	2025
Kelly Burcham	VP	2023
Carol Marie Potter	Secretary	2023
Nick Yacoub	VP	2025

Homeowner Open Forum

Paying dues -- Homeowner reports that when paying the HOA dues by check, the accounts take a long time to get credited. Lisa reports that a second account has been opened at Truist in conjunction with the transition from Joan Clark, CPA in January. Truist will process payments rather than the other bank, Pacific West, starting in January. Homeowners can take their checks and coupon books directly to Truist bank and pay there.

If homeowners are on the ACH system, then a dues increase will automatically update on their accounts. They will be notified by mail in advance of the effective date.

Tree Trimming – Homeowners on Atwood Square reports that trees at 46708, 46703, 46705 are all in dire need of trimming both away from homeowner windows and overhanging parking spots. It is also reported that there are several low-hanging branches in common areas along trails. Lisa will speak with Blade Runners to see what can be done.

Homeowners are also reminded not to hang anything from trees. This hurts the trees and aids in pulling down branches.

Question arose as to how many units in Rolling Ridge are being rented out. Out of 180 units, there are between 20-30 rental units.

Approval of Minutes:

Motion made to approve meeting minutes for September 28, 2022; seconded and approved.

New Contract: Lisa and Spectrum will take over the financial side of the HOA business.

Roofs: Beginning of 2023, a reserve study will determine how best to approach a phase-in replacement for roofs. This is a large project and will need to be bid out.

General Recap of 2022 Report

Reviewed with bullet points under the headings of Maintenance, General, Administrative, Communications and Looking Ahead to 2023. The following points were added during the meeting:

Administrative – HOA now holds regular Board meetings by Zoom.

Looking Ahead to 2023 – Renewal of FHA status; Dues Increase; Redesigning the Website.

Closed Session.

The meeting went into closed session at 8:35 pm to review accounts in arrears.

Open Session

Meeting went back into open session at 8:41 pm.

Adjournment

The meeting was adjourned at 8:42 pm.