

**ROLLING RIDGE CONDOMINIUM ASSOCIATION  
MEETING  
July 27, 2022**

Meeting was via the computer app ZOOM.

Meeting called to order at 7:01 pm.

**Attendees:**

Betty Holland – President  
Kelly Burcham – Vice-President  
Carol Potter – Secretary  
Nicholas Yacoub – Member-at-Large  
Lisa Cornaire – Property Manager

**Homeowners Present:**

Nana Croninger  
Jeannie Stone

**Approval of Agenda:**

Motion made to approve agenda, seconded, and approved by the Board.

**Homeowner Open Forum**

Renters – Question on if there is a cap on rentals in our community? Lisa stated that there is nothing in our governing documents that limits the number of rentals.

ZOOM – Homeowner stated that she like using ZOOM and asked if we were going forward with using ZOOM in the future (discussed under “new business”)

Speeders -- Speeding is starting to get out of hand in the neighborhood. The sheriff will be asked to patrol.

Community Vegetable Garden – A homeowner asked if we could start a community garden. The proposal was voted down for several reasons including lack of space and resources.

**Approval of Minutes:**

Motion made to approve meeting minutes for November 8, 2021; seconded and approved

**NEW BUSINESS**

ZOOM meetings – The Board voted to approve conducting regular board meetings via the ZOOM computer app except for the annual meeting which will be held in person.

Lovely lawns Contest – Once again Rolling Ridge will have a “Lovely Lawns” contest. This contest is for homeowners who put in an extra effort to plant flowers and make their yards look beautiful. Board members will vote on the top three picks and each winner will receive \$100 off one month’s dues.

## **OLD BUSINESS**

Insurance claims – Two addresses suffered water damage and the board approved two separate insurance claims.

New Tree Plants/Warranty work – Trees and shrubs will be looked at in the fall and any replacing or fixing will be done at that time.

## **MANAGEMENT REPORT**

CD Investments/Audit - Ways were discussed to best reinvest the community funds. It was decided to invest some in 1 year CD's and hold onto some cash for the upcoming winter and any unforeseen problems that may arise. Audit is underway.

FHA Renewal – Budget for reserve study in 2023. The board decided to proceed with an updated reserve study this year. Lisa will obtain pricing.

Chimney Cleaning and Inspection -- due this year (every three years) Lisa will issue a notification and Carol will add it to the newsletter.

Streetlights – This is a discussion for the 2023 budget. The underground wiring needs replacing in some areas and bulbs are constantly needing replacing. When lamps fail, they will be switched to LED.

Parking – Visitor spots being used by homeowners. Ticketing and notifications to offenders will continue.

Aster Terrace – Two houses' issues:

1. New owner wants to do interior renovation and wants to put a dumpster in front of his house. Lisa will inform homeowner that they can use their assigned space for the dumpster for one week, and extra vehicles should be parked on Hillcrest rather than in a visitor spot.
2. Another house on Aster reports water in the basement, there appear to be no problems originating from the outside. The contractor who responded to the repair has reconnected the dryer vent from the inside. This appears to have resolved the issue.

Lawn Height -- Is Blade Runners leaving the grass too high? They set blades for a certain height during the season. Can they come more often? Lisa will check with them.

Water Heaters – Another water heater broke causing water damage. This water heater was original to the unit meaning that it was approximately 30 years old. (Note: the master insurance policy for the community does not cover contents). Residents should be looking at all their appliances for signs of aging and replace as necessary. Carol will include a copy in the newsletter.

The meeting went into closed session at 8:25pm.

Accounts in Arrears – discussed. It was also discussed that Lisa's company take over the accounting. She will submit a formal proposal.

It was also suggested that, with all the changes to dues payments lately, residents may not know how they can pay their dues anymore. Lisa will write up the different ways and send them to Carol for inclusion in the newsletter.

Meeting went into open session at 9:04 pm.

It was discussed that the November meeting be the annual meeting.  
The fall meeting (September) will discuss the 2023 budget.

The meeting was adjourned at 9:08 pm.