

# ROLLING RIDGE CONDOMINIUM ASSOCIATION

## MEETING MINUTES

SEPTEMBER 28, 2022

Meeting was held via ZOOM.

Meeting was called to order at 7:04 pm.

### **Attendees:**

Betty Holland – President

Kelly Burcham – Vice President

Carol Potter – Secretary

Nick Yacoub – Member at Large

Lisa Cornaire – Property Manager

### **Homeowner Forum:**

No homeowners present

### **Approval of Minutes:**

Motion made to approve meeting minutes for July 2022; seconded and approved.

### **Old Business**

Annual Meeting Date – will be an in-person meeting for the annual meeting in order to hold the election of directors.

Lovely Lawn contest -- Three winning addresses are:

46771 Macaw

46706 Atwood Sq

21766 Canopy Ter

Each will receive \$100 credit to their account with the HOA.

### **New Business**

2023 Budget – Board reviewed draft budget and approved it with a 5% increase to the condo assessment. Discussion included a list of priority items for the community. All agreed that roofs must be the number one priority. Insurance would cover some in case of damage, but roofs are aging. Also on the list (if monies permit) is the community lighting.

2022-2023 Snow Contract – reviewed. Proposed contract from Hemax includes a 3-hour minimum at 175.00 per hour. Last years contract had a 2-hour minimum. Lisa will contact Hemax to see if we can get back to a 2-hour minimum.

2022 Reserve Contribution – Discussion on this topic was tabled for the next meeting.

### **New Business (continued)**

ARC Guidelines Update – Should be reviewed and updated where necessary. Among items discussed:

1. Colors for front doors and fences/decks. Are the colors currently listed in the guidelines still in stock? If not, update the colors allowed. Any discontinued colors are grandfathered in until the next time the door/fence/deck is painted.
2. Security cameras and doorbells -- language must be added to address the use of doorbells and cameras for residents.

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Kelly will take a first pass for the board's review.

### **Management Report**

The website needs to be redesigned. Lisa will work on it.

When googling "Rolling Ridge Condos" the Benedict Drive address comes up. Lisa will contact google to see if it can be fixed.

Residents Patio – recently, a resident asked to extend his patio by an extra foot. Nick looked at the area and said that it would not negatively impact the area and would bring a more even look. An exception is being made in this one instance for the owner.

Mailboxes – The mailboxes in our area are starting to rust and one resident's mailbox has its door torn off. The USPS no longer supplies the free cluster boxes; they must be purchased. A sixteen-box stand is currently 2,500.00 not including labor. For now, Lisa will see if we can just get that one door put back on.

CD's – A \$150,000 was purchased per the Board's direction at the last meeting.

### **Closed Session.**

The meeting went into closed session to review delinquent accounts and a revised management contract at 8:20 pm.

### **Open Session**

Meeting went back into open session at 8:48 pm.

With the problems people have paying dues (with all the changes the Association has undergone with this) an item will be added to the newsletter on the different ways dues can be paid.

Management Agreement for Rolling Ridge Condo Association submitted by Lisa to include managing the books in the new year. This is currently being performed by the office of Joan Clark, CPA. The Board was in agreement with the proposed contract. Betty would like a few more days to do a final review before signing.

This year's elections are for two director positions, one currently held by Nick and another which is currently vacancy. Elections will be held either via proxy (to be mailed) or in person at the annual meeting.

### **Adjournment**

The meeting was adjourned at 8:51 pm.