

Rolling Ridge Condo Association Board Meeting
3/11/26 (via Zoom)

Attendees:

Board:

Nick Yacoub
Kevin Butts
Wanda Graham
Lisa Cornaire (Property Manager)

Homeowners:

None present

Call to Order

Meeting called to order at 7:25 pm.

Minutes

The board reviewed the minutes of the December board meeting. Motion made to approve the minutes, unanimously approved.

Homeowner Open Forum

No topics.

Old Business

The board reviewed the EV Charger resolution. Several questions and possible additions to the policy will be brought back to the attorney for further review before the policy is put in place.

New Business

The board reviewed the proposal for the final phase of roofing replacements. A total of 63 roofs to be replaced for \$289,075. Motion made to accept the proposal, unanimously approved.

The board reviewed the status of the reserve balance and estimated reserve balance by year end. They discussed the completion of a new reserve study in early 2027 as the roofs will be fully replaced and the FHA renewal will take place in 2028.

Topics for communication with the community to be covered in an upcoming email were discussed.

The board discussed the consideration of alternative ways (other than email) to get the word out to the community to improve cooperation with: picking up after dogs, cleaning up trash if bags are broken open, not putting out bird seed, and ways to prevent mice and other rodents.

Management Report

Lisa reports that she will work with Prime Exteriors to set up the schedule for the roof replacements and notice will be sent via email, regular mail and placed on doors as in prior roof replacement projects.

Lisa reports that there has been an extensive effort to control the mouse population to include the addition of new bait boxes, extra baiting/treatments inside and outside of the homes, and several exterior maintenance efforts to seal up any cracks or holes where mice can get it. Despite that effort there are two rows of townhomes in the community that continue to have problems. This effort will be ongoing.

Closed Session – to discuss accounts in arrears

Motion made, unanimously approved to enter closed session at 8:20pm.

Open Session -Motion made and unanimously approved to go into open session at 8:35 pm. The board set the date of their next meeting to June 23rd. Motion made to adjourn the meeting at 8:22 pm