

**ROLLING RIDGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING FOR ELECTION OF OFFICERS**

APRIL 9, 2024

The meeting was called to order at 7:04pm.

Attendees:

Kelly Burcham – President
Nicholas Yacoub – Vice-President
Justin Prompovitch -- Treasurer
Carol Potter – Secretary
Shara Coe – Member-at-Large
Lisa Cornaire – Property Manager

Homeowners Present:

William Wilson

Approval of Minutes:

Motion made to approve meeting minutes for November 27, 2023, seconded and approved.

Homeowner open Forum

William Wilson asked about the roof replacement timeline (see new business below)

Carol and Shara asked about fence replacement – is an ARC request necessary to replace an already existing fence? The answer is no, as long as it is a straight replacement with no changes.

New Business

1. Review of trash contract – currently on auto-renew (after 5-year contract) monthly with Patriot. Received quote from Bates for trash pick-up (\$4,950 per month, 2 weekly garbage pickups, one weekly recycle pick up). Attempted to get a quote from Republic but they wouldn't be able to service the community for trash twice weekly. Motion made and unanimously approved to stay with Patriot for a better rate and get a new contract with a locked-in rate.
2. Roof replacements—9 roofs already done in Rolling Ridge due to leak issues. Topic discussed was whether it was feasible to condense the timeline and do more roofs over a shorter period. In 2024, roofs will be replaced on Aster, Summit, and Atwood for a total of 44 roofs. Additionally, chimney caps will be evaluated and fixed on an as-needed basis (as information, between 2011 and 2012, there were 23 chimney caps were replaced in Rolling Ridge)
3. 21702 Calamary – water intrusion repairs. This will require a new patio, new fence, new retaining wall, new underground drains. The motion made, unanimously approved \$6,650 for repairs but ask that the homeowner pay for patio replacement.

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Management Report

1. Dumpster day is scheduled for the weekend of April 19. Lisa will put out an email reminder and Carol will include an item in the newsletter.
2. Sterling Foundation is doing a stream clean up. The Board voted to donate \$100.00 (one hundred dollars) to this worthy cause.
3. Corporate Transparency Act – this is something new in the works as a law. In summary, because the condo is a non-stock corporation the association will have to file with their personal information. It is suggested that this is not filed until the due date of quarter 4 of 2024, in case there are changes to the law or extensions granted by congress.
4. Hazlenut deck – the homeowner needs to send an ARC application to restore the deck back to its original state (ie, no stairs)

The meeting went into closed session at 8:13 pm to review accounts in arrears.

The meeting went back into open session at 8:19 pm.

The meeting was adjourned at 8:19 pm.