

**Rolling Ridge Condo Association Board Meeting**  
**6/23/26 (via Zoom)**

**Attendees:**

**Board:**

Nick Yacoub  
Wanda Graham  
Justin Prompovitch  
Lisa Cornaire (Property Manager)

**Homeowners:**

None present

Call to Order

Meeting called to order at 7:01 pm.

Minutes

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

Homeowner Open Forum

No topics.

Old Business

The board reviewed the EV Charger resolution and agreed that another section should be added to address the possible conveyance to a new owner at the sale of a unit. Lisa will get feedback from the attorney about how to address this topic in the policy.

New Business

The board reviewed a proposal for sidewalk repairs by a company called Precision Safe Sidewalks. Motion made by Justin and unanimously approved to proceed with the one-day minimum proposal of \$7,950 which will remedy the most severe trip hazard areas in the community along with some of the less severe areas. The board unanimously agreed that since there is room in the operating budget for this project, for the time being the project will be funded from operating. As this project is planned for in the reserve study, the board will evaluate whether to replenish the operating account from reserves for this project in the fourth quarter. If the project can be funded from the operating budget, the board agreed that they would like to preserve the funds in the reserve account if possible.

The board reviewed a new standalone parking policy for the community. The policy largely mirrors the existing regulations which are currently in the ARC Guidelines but adds more detail and clarity. Motion made by Nick to approve the policy with the removal of one paragraph relating to the removal of parking rights by owners who are in arrears, seconded by Justin, opposed by Wanda. The parking policy therefore passed and will be posted to the community's website.

The board reviewed amendments to the ARC guidelines which largely consisted of the removal of the parking regulations now that they will be in a standalone policy. An addition made to the window coverings to restrict reflective material was debated. Motion made by Wanda to approve all edits in the ARC Guidelines, seconded by Justin, opposed by Nick. The amended ARC guidelines were therefore passed and will be posted on the community's website.

The board reviewed the financial reports and discussed the reserve accounts. Motion made and unanimously approved to contribute \$77,000 in July to the reserve savings account at Charles Schwab. The board plans to make another reserve contribution in the fourth quarter with the goal of contributing 100% of the budgeted contribution for 2026.

#### Management Report

Lisa reports that the dumpster weekend was successful.

The board reviewed the reserve study, including upcoming and recently completed projects and the contribution schedule. The Board unanimously agreed that, with the final phase of the roofing project completed this year—resulting in all community roofs being replaced ahead of the timeline outlined in the reserve study—and with the sidewalk replacement project also scheduled for completion this year, funds will be budgeted to conduct a new reserve study in 2027. This updated study will provide the board with a refreshed assessment and long-term funding plan based on the completion of these major capital improvement projects.

#### Executive Session

Motion made, unanimously approved to enter executive session to discuss accounts in arrears at 8:10pm.

Open Session -Motion made and unanimously approved to go into open session and adjourn the meeting at 8:17 pm.