

Rolling Ridge Condo Association Board Meeting  
3/10/25 (via Zoom)

Attendees:

Board:

Nick Yacoub

Justin Prompovitch

Wanda Graham

Kevin Butts

Lisa Cornaire (Property Manager)

Homeowners:

None present

Minutes:

Call to Order

Meeting called to order at 7:06 pm.

Homeowner Open Forum

No topics.

Approval of Prior Meeting Minutes

Board unanimously approved the 12/9/2024 minutes.

Old Business

The board reviewed an email request to reconsider their previous decision to keep the no-yard sale policy in place. A survey will be conducted of the community to gauge interest in a possible once a year community-wide yard sale. The board is mindful that the yard sales in the community had previously generated complaints. Should the policy be amended, it was agreed that a concise set of rules for the operation of the event and a group of community volunteers would be needed to ensure the event goes smoothly.

New Business

The board reviewed several price options for the second phase of the roof replacements. The labor pricing from Prime Exteriors is the same as last year. However, Prime provided documentation from the manufacturer that the materials price has gone up. In light of this, the board voted unanimously to replace 62 roofs this year at a cost of \$273,420. This will leave 63 roofs remaining for replacement in the community and accelerates the replacement schedule in the reserve study. The board reviewed the reserve study and will postpone the street repairs (which were slated for 2025 in the study) in order to accomplish a more expeditious replacement of the roofs. The condition of the streets will continue to be monitored.

Lisa provided a reminder that the FHA renewal for the condo association will need to be recertified in September.

Management Report

Lisa reports that a letter was sent to the community regarding the master insurance policy deductible increase along with the reminder that owners should have an HO-6 policy. Enclosed

with the letter was also a reminder that those units with chimneys should provide proof of cleaning as required every three years.

Dumpster weekend is scheduled for April 19<sup>th</sup>

Hemax (the snow contractors) will repair a speed bump that was damaged by a plow this winter.

Lisa will send out letters to all owners effected by the roof replacements.

The date of the next meeting was set for June 25<sup>th</sup>. Lisa will post this to the community's website.

#### Closed Session

Meeting went into closed session at 8:05pm to review accounts in arrears.

#### Open Session

Meeting went back into open session at 8:12pm.

#### Adjournment

Meeting was adjourned at 8:12pm.