

Rolling Ridge Condo Association Special Meeting

12/9/2024

Attendees:

- Kelly Burcham (President)
- Nick Yacoub (Vice President)
- Justin Prompovitch (Treasurer)
- Lisa Cornaire (Property Manager)
- Wanda Graham (Homeowner)
- Kevin Butts (Homeowner)
- Kevin Chroninger (Homeowner)

Minutes:

Call to Order

- Quorum was not reached for the Annual Meeting (19 proxies, 6 homeowners present).
- Special Meeting called to order at 7:25pm

General Recap 2024

- Lisa reviewed Maintenance, General, Administrative, Communications, and Looking Ahead to 2025.
- Chimney inspections due in 2025.

Homeowner Open Forum

- No topics.

Appointment of the Board & Selection of Officers

- Board unanimously appointed Wanda Graham and Kevin Butts to the Board.
- Board unanimously selected Officers as follows:
 - President: Justin Prompovitch
 - Vice President: Nick Yacoub
 - Secretary: Kelly Burcham
 - Treasurer: Kevin Butts
 - Member at Large: Wanda Graham

Approval of Prior Meeting Minutes

- Board approved the 10/28/2024 minutes unanimously.

Old Business

- FinCen Filing
 - Court issued an injunction against the Corporate Transparency Act.
 - Requirement for all Board members to file with FinCen placed on hold so as of the meeting date, Board members no longer need to file by 1/1/2025.

New Business

- Reserve Contribution
 - Board voted unanimously to transfer \$120,000 into reserves and keep pace with reserve study recommendation.
- 2023 Audit
 - Association must be audited annually.
 - Board voted unanimously to approve the 2023 audit completed by Goldklang Group CPAs.
- Next Board Meeting
 - Board set the next meeting date for 3/10/2025.

Management Report

- Homeowner requested to reinstate yard sales in the community. Prior resolution prohibited yard sales due to complaints from homeowners and concerns about liability. Board unanimously agreed to uphold the existing policy and make no changes.
- For 2025, recommend the Board review older policy resolutions to ensure they still make sense for the community, are still compliant with current laws, etc.

Closed Session

- Meeting went into closed session to review accounts in arrears.

Open Session

- Meeting went back into open session.
- Board unanimously agreed to pursue additional options for accounts in arrears.

Adjournment

- Meeting was adjourned at 8:59pm