

**Rolling Ridge Condo Association Board Meeting
10/21/2025 (via Zoom)**

Attendees:

Board:

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

Homeowners:

None present

Minutes

The board reviewed the minutes of the three prior board meetings. Motion made to approve the minutes, unanimously approved.

Call to Order

Meeting called to order at 7:10 pm.

Homeowner Open Forum

No topics.

Old Business

There were no volunteers for the fall yard sale event. If there are no volunteers for the spring yard sale, it will not be able to be held.

New Business

The board reviewed the draft 2024 audit. Motion made to approve the audit, unanimously approved.

The board reviewed proposals for the 2025 & 2026 Audit and Tax preparation. Motion made to accept the proposal from Daly, Hamad & Associates, unanimously approved.

The board reviewed the Hemax snow removal contract for the 2025-2026 season. Motion made to approve the contract, unanimously approved.

The board reviewed the reserve study table 3.1 and discussed the status of the reserves to date. The reserve study recommended a cash contribution in 2025 of \$158,435. Earlier this year, a contribution of \$100,000 was made to reserves. Motion made to contribute an additional \$58,435 to reserves, unanimously approved.

The board reviewed the draft 2026 budget. In order to better fund the reserves in 2026, an increase to the monthly condo assessment of 5% is necessary. Motion made to approve the 2026 budget with the 5% increase, unanimously approved.

The board discussed planning for the annual meeting which will be held on December 9, 2025. The topic of EV charger policy resolution was tabled.

Management Report

Lisa reports that a homeowner sent an email with some concerns about parking. The board discussed this topic and directed Lisa to ask the association's attorney to draft a policy resolution regarding parking/towing.

Executive Session

Motion made and unanimously approved to go into executive session at 8:15 pm to discuss delinquent accounts.

Open Session

Motion made and unanimously approved to go into open session at 8:22 pm. Motion made to adjourn the meeting at 8:22 pm