

**Rolling River Estates  
Homeowners Association**

**Meeting  
July 18<sup>th</sup>, 2023**

**A G E N D A**

**I. INTRODUCTION**

- A. Welcome and Call to Order (Secretary is appointed to take minutes)
- B. Attendance – Be sure to sign in with email
- C. Meeting Minutes from last meeting – moving forward any discussion from the previous minutes will be discussed now.
- D. Questions will be responded to at the end of the meeting

**II. HOA Meeting**

1. Introduction of Board

President – Daniel Corns

Vice President - Adam Cable

Secretary – Blake Baldassari

Treasurer – Chad Crow

Communication – Lauren Kotras

2. Communication moving forward (127 emails as of July 4<sup>th</sup>) We need your input!!

Email distribution

Facebook

Website

Meeting minutes and documents from meeting to be distributed via all channels

- Meeting Minutes
- From now on we will be updating the RR website: [RollingRiverHomeowners.com](http://RollingRiverHomeowners.com) and the neighborhood Facebook page with the same information so that everything is accessible and we don't leave anyone out.
- The official Board email address is [board@rollingriverhomeowners.com](mailto:board@rollingriverhomeowners.com)

3. Rolling River Committees

Finance Committee

-Chad Crow (board), L Chism, G Enochs, B Harris, T York

Recreation Committee

-Lauren Kotras (board), D Corns, J Thomas, S Jones, B Harris, J Huffman, J Saterstrom,  
N Robinson

Pool Committee

-Lauren Kotras (board), D Alexander, C Crocker, M E Wilson-Patton, G Enochs, B Perry



## Grounds Committee

-A Weatherly

- Meeting minutes
- Pool committee is looking into the option of Reducing LifeGuard presence at the pool, we have to contact insurance and have no answer yet. There is NO decision to eliminate lifeguards at this time.
- Considering a snack bar of some sort at the pool.
- We have been reminded multiple times to give the soccer goals a facelift, new paint and new nets. We have agreed to this and Lauren has agreed to spearhead this.

### 4. Financials

Jim Curley Update on Current Financials

Financials moving forward

- i. Past 5 year financials under current review
- ii. Finance committee to present forecast for next 5 years with current inflation
- iii. Requirements for all new and existing vendors and subcontractors
  1. 3-year contract limit
  2. RFP process that creates an equal proposal for all companies bidding on work
  3. Board will attempt to receive a minimum of 3 bids for all proposals.

- Meeting minutes
- We have asked Jim Curley to provide a count of the renters in the neighborhood. We have also requested they provide us with a comparison between us and other similar neighborhoods.
- We are working on providing a better itemized breakdown of pool expenditures, water, leak, repairs, maintenance etc.
- Harold Plum asked about the last time we had a 3rd party audit and it seems like it was 7-8 years ago. We will look at the bylaws and make sure we are following them.
- All subcontractors and maintenance agreements for RR will be reviewed every 3 years with a contract worked up by RRHA to ensure an Apples to Apples comparison.
- Some residents inquired about past donations for playground upgrades. We are looking to ensure proper allocation and handling of these.
- A decent concern was brought up with the tennis court repairs. They are currently working on re-stripping and we have finally gotten in touch with 3 fence companies and had them out to bid on the repairs. The board will convene on these estimates and get the repair underway ASAP as we know how upsetting it is to have gone so long without our tennis court!
- Pool repairs will not be finished and paid for until after this pool season.

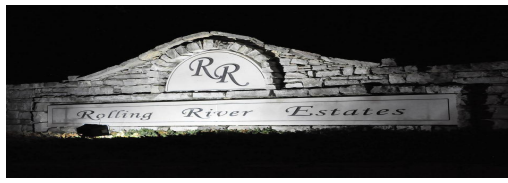
### 5. Discuss Proposal (Recreation Committee)

Finance committee and board are reviewing current financials to forecast the increase in dues needed. Rough estimate is \$65 - \$70 per month to maintain our current properties. This will be on the ballot and from the board's standpoint has to happen. (Discussion at end of meeting)

- i. The board is currently working on any cost saving items that may reduce this.

Clarification of proposal

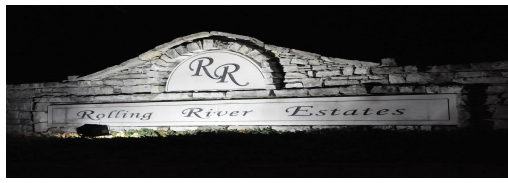
- ii. Thank You to Devon!!! You are awesome!!
- iii. It is just a proposal!!
- iv. Update from Committee



- v. Committee is gathering information from the community (Be sure to give input)
  - vi. Think of this as a campaign! What do we as a neighborhood want to improve!
  - vii. No monetary decisions have been solidified and will not be until we have feedback from the neighborhood.
- Meeting minutes:
  - The primary need for the increase in dues is to maintain what facilities we currently have. Our past increases have been at 3% as allowed by the bylaws. Inflation has outpaced this and prior HOA budgeting was not inclusive of items such as parking lot maintenance and clubhouse updates. The current board is working on factoring those things into our updated 5 year projection which Chad is completing now.
  - Nothing can happen without a 2/3 vote IN FAVOR OF AN INCREASE. This increase number has not been determined yet but will be communicated on the survey.
  - The Assessment Committee is working on gathering a ranked list of interests from the neighborhood to compile the neighborhoods needs, they will then work backwards toward the due increase based on interests and available monies.
6. Questions
  7. Next Meeting – August 15<sup>th</sup>, 2023 at 6:30pm RR Clubhouse

#### Meeting Minutes - Specific Homeowners' questions and answers.

1. H Plemons: Do we have an outside person auditing books?
  - a. Has not been done for a few years but the bylaws say it should be done annually. We will look at the bylaws and make sure we are following them.
2. B Perry: How can board increase pay of lifeguards when there is a conflict of interest?
  - a. Unsure how it was handled. Going forward, when there is a conflict of interest like that the board member with the conflict of interest will not be able to vote.
3. M Pfothenauer: Do we need Lifeguards?
  - a. This is something we will be digging into with the pool committee. We will look at cost comparison, responsibilities, liability, as well as many other factors to figure out what the best option is for our community.
    - i. Many homeowners spoke up and were supportive of having lifeguards for safety/liability purposes.
4. J Alexander: Why did the proposal initiative slow down?
  - a. The board and recreational committee came together and heard the homeowner feedback about wanting to know exactly what will be done with the money if approved. As such, the rec committee is creating a survey to ask residents to rank the most important updates/fixes needed. Rec committee and board will look at results then begin to get proposals/costs for the items with the most votes. Please note, we do not know how many items will be chosen to be updated at this time. We will be working to get as much information out to the homeowners as possible during this process.
5. Didn't get name: I donated money last year to playground, where is that money?



- a. It is being held for the playground updates. If it is decided that the playground does not need updating, we will discuss with you whether you want these funds to go towards the other updates chosen, if you would like it to be refunded, or if you would like to keep it for future playground updates only.
6. B Perry: Who is making sure the tennis courts are being fixed properly?
  - a. Chad will be getting the contract signed and will be holding the company to what the contract states.
7. L Chism: What is the timeline for the proposal/campaign?
  - a. We don't know for sure as we have a lot of work to do to determine what exactly will be done. Our goal is to let you know that the notice will be coming on such and such date, the notice of vote will be sent (at least 30 days prior to vote), then the vote will be held.
8. R Sayre: Do we have a mission statement?
  - a. We used to. We will look into creating one.
9. B Perry: The pool meter is in his yard and he believes they may have replaced it about 1 week after the leak.
  - a. We will follow up with the city to find out if they did replace it and if we can get an exception for the large charge.
10. M Pfothauer: Can we change the number of rentals allowed in the neighborhood?
  - a. It will have to go through a homeowner vote as it will be a change to the by-laws. Something we may want to look into in the coming months.