



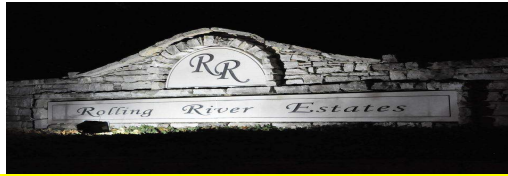
**Rolling River Estates**  
**Homeowners Association Meeting**  
**August 15, 2023**  
**A G E N D A**

**I. INTRODUCTION**

- A. Welcome and Call to Order (Secretary is appointed to take minutes)
- B. Attendance – Be sure to sign in with email
  - Welcome new homeowners Josh & Kerigynn and Matt, Gretchen, & Ellis!
- C. Meeting Minutes from last meeting (Any Discussion)
  - 1. Approval of Minutes
    - We will be posting Meeting Minutes from July and August on the website, FB pages, and will be emailing them out to those who have provided email addresses.
- D. Questions will be responded to at the end of the meeting

**II. HOA Meeting**

- 1. Board Members
  - a. President – Daniel Corns
  - b. Vice President - Adam Cable
  - c. Secretary – Blake Baldassari
  - d. Treasurer – Chad Crow
  - e. Communication – Lauren Kotras
- 2. Board Update
  - a. Tennis Court Surfacing – Complete this week
  - b. Fence at Courts – contract processed (3 bids) material ordered
  - c. Soccer Field Goals and Nets – To be repainted and new nets – in process
  - Minutes: fence repair has begun
  - Have received one bid on painting goals
- 3. Rolling River Committees
  - a. Finance Committee
    - Request for documentation sent to Curley (compiling information)
    - Working on budget for 2024
    - Reviewing current existing contracts
    - Delinquent dues
  - Minutes: the finance committee has begun creating an accurate budget that accounts for existing amenities and infrastructure.



- Members of the neighborhood have expressed that Jim Curley must pursue delinquent dues for late fees and liens.
  - Looking into the percentage of residents that pay in full, monthly, seasonally and with delinquent patterns.
  - Requested that we upload past fiscal statements to the platforms.
    - b. Recreation Committee
      - August 12 – hard copies mailed.
      - August 31 – Any survey received after this date will not be included in the poll.
      - September 8 – Notice of vote sent to residents which includes final results from survey – sent thru all platforms.
      - Proxy confirmation and Voting rules sent.
      - October 17 – Vote
    - Minutes: we are working to clarify proxy language.
    - A “non vote” equals a “no”
    - One resident raised the concern that if we don't get the votes needed for a 2/3 in favor of adjusting the dues then would our current dues rate leave us in the red.
    - Question about quorum. Needed clarification.
    - c. Pool Committee
      - We will be meeting soon.
      - Working on finding 3 other companies to bid out the pool responsibilities.
      - Possible changes to be explored: limiting lifeguards, liability increases, changing access, updating rules, pool company responsibilities, etc.
    - d. Grounds Committee
      - Given the name Al Wilks for possible tree work.
4. Financials
- a. Jim Curley Update on Current Financials
    - Audits will be done going forward.
    - Fiscal year Jan-Dec

#### 5. Questions

We apologize we did not get everyone's names when they asked questions.

- K.I. – Jim, have we gotten the % for the number of rentals allowed in the neighborhood.

Answer: still working on that.

- M.W. – Where did extra insurance money go? Can it pay for the fix of the tennis fences?

Answer: It is just sitting in our account, yes it could go towards that.

- M.W. – Who is doing the audit?

Answer: We do not have a company right now. Finance committee will get bids as normal and recommend accordingly.



- M.W. – Do we have a line item/budget for the volleyball court?

**Answer: Not currently. It is an item to be added.**

- C. – Where can we get access to the proxy? (Recommended to get a new proxy due to it now being a separate vote.)

**Answer: I NEED TO TALK TO DEVON**

- C. – Will the maintenance for the “new” items be built into the budget?

**Answer: Yes.**

- ? and J.S. – Does a no vote matter with quorum? How does quorum work in this situation?

**Answer: We are digging into this to be able to explain better to the homeowners.**

- ? – Will there be a sample ballot in the notice sent on September 8<sup>th</sup>.

**Answer: Great suggestion. We will try to do that.**

- K.S. – It is very confusing to hear from Jim Curley that finances are good but we are asking to increase dues.

**Response: Finance committee is trying to get all of the finances detailed out before September 8<sup>th</sup> mailing to be able to explain the request to increase dues.**

6. Next Meeting – September 19<sup>th</sup>, 2023 at 6:30pm RR Clubhouse