



**Rolling River Estates
Homeowners Association
Meeting
April 16th, 2024
A G E N D A**

I. INTRODUCTION

- A. Welcome and Call to Order (Secretary is appointed to take minutes)
- B. Attendance
- C. 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. Financials
 - a. Jim Curley Update on Current Financials
 - i. We have filed for a lien on one house and are waiting to hear back from the courts.
 - ii. If you're already signed up for online payment you do not need to update anything. We sent the message with links and instructions to everyone as a convenience hopefully to reach new residence and people looking to join the online payment community.
- 3. Committee Updates
 - a. Finance Committee – Chad Crow
 - i. Pool billing will start up again this month.
 - ii. Pool contract is being renewed at a lower price than last year.
 - iii. Streetlight outages please contact the board and we will contact NES.
 - b. Pool Committee – Daniel Corns
 - i. We will be continuing our contract with Sweetwater. Our other options became unavailable.
 - ii. We are looking at pump options, rebuilt (no warranty) vs new (warranty)
 - iii. Many lifeguards come to hang out at the pool during the day. This was causing confusion on how many lifeguards were being paid for being there. Sweetwater will be communicating to the lifeguards that they are only to wear their uniforms only if they are on duty to minimize confusion.
 - iv. The concrete under the porch has been repainted with a grit added so we can remove the mats. We will look to sell the mats.
 - v. Need to look at cost of fixing the deck by the pool/clubhouse as it is deteriorating.



- c. Landscaping
 - i. Common areas are being mowed.
 - ii. There were some areas around creeks/water that were too wet to mow initially. They have all been mowed now.
 - iii. A common area tree fell by the lower fields and damaged a homeowners fence. We are paying for the removal of the tree and fence repair
- d. Recreation Committee
 - i. Clubhouse flooring proposals have been gathered and declined due to the lack of allocated funds.
 - ii. Looking into costs on re-mulching playground.

4. Questions

- a. It was suggested to add reminders to Facebook about clubhouse rentals.
- b. It was suggested to add a pool FAQ to the website. We will look to do this once we have confirmed all details for the coming pool season.
- c. A resident brought up that the bridge that spans the creek between Stone Creek and the clubhouse parking lot is falling apart. Board is going to look at costs to fix this as it is a safety issue.
- d. It was suggested that we create a map/list of all our assets and the maintenance needs for each.
- e. A resident asked if we have a balance sheet to help clarify which dollars are allocated to which bill/asset. The finance committee is still working through how best to do this.
- f. A question was asked on how we can ensure that the work we are doing will be continued by the next board. As a budding board thrown into a mishmash of change and uncertainty we ensure you that our priority is to establish protocol and clear paths for action that will be able to be passed along to future boards.
- g. A request was made for new garage sale signs as the ones we currently have are 10 years old and falling apart or have disappeared. It was approved by the board.
- h. A request was made for flowers for the pool. It was approved by the board.

5. Next Meeting – May 21st, 2024 at 6:30pm

We always encourage our neighbors to attend future meetings! Your opinions matter and are the most valuable input we can get.

[CLUB HOUSE RENTAL](#)