



**Rolling River Estates
Homeowners Association
Meeting
August 18, 2026
MINUTES**

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 – Chad Crow
- b. Secretary – Kelly Savoca-West
- c. Angela Holly
- d. Dan Beasley
- e. Karen Ingram

2. Approval of July Minutes

- July meeting minutes were approved.

3. Committee Updates

a. Finance Committee

i. Update

- Lawn care, maintenance and tree expenses remain significantly above normal because of the ice storm.
- Phase 1 tree cleanup is complete; Phase 2 work remains and is expected to be addressed next year.
- The board still expects an approximate year-end balance of \$87K.
- Insurance does not cover the fallen-tree losses, and the board reported no available neighborhood-level federal tax recovery for the storm damage.

ii. October Assessment Update

- The board is preparing a one-time assessment, currently discussed at roughly \$700-\$1,000 per household; the final amount depends in part on the playground option selected.
- The three primary proposed uses are: 1. reimbursement of ice-storm/tree costs, 2. parking lot repairs, and 3. playground improvements.
- The assessment could be paid in full or over approximately 12 months; earlier payment would allow projects to move forward sooner.
- License-plate readers/cameras were discussed at length, but no decision was made to include them in the assessment. Residents expressed differing views on license-plate readers, including concerns about usefulness, privacy and potential misuse of collected information.
 - Conventional CCTV was suggested as an alternative that could be reviewed after an incident without routinely tracking license plates.
 - Some residents questioned effectiveness because offenders may approach on foot, use stolen vehicles or park away from the neighborhood entrance.
 - Lower-cost deterrents such as security signs and improved neighborhood communication (app) /reporting were also suggested.



1. Playground Renderings next week

- Three companies are providing playground proposals, with low, medium and high options expected for review.
- Preliminary options discussed were approximately \$60,000, \$75,000 and \$100,000.
- The goal is to improve the layout, equipment and age-appropriateness while keeping the project practical and affordable.
- A resident suggestion: To gather parent feedback from families with children of different ages before the final option is selected.

2. September Board Meeting will review all item to be included on Assessment

- The board will review the final assessment items and exact amount before the neighborhood vote.
- The assessment is intended to be a one-time assessment rather than an ongoing dues increase.
- The assessment notice will clearly identify what homeowners are being asked to approve.

3. Website review update from Kelly – Group vs Private website, Calendly review

- The board discussed making website materials, including bylaws/financial/minutes information, private with resident access by using a password similar to other HOAs.
- A suggestion was made to wait until after the assessment vote so a privacy change is not perceived as an attempt to hide information.
- A Calendly test for pavilion reservations was successful and was generally viewed as a good plan.
- Pavilion reservations would cover the full pavilion in 4, 8 or 12 hour window time slots from 9am – 9 pm. Unless they are using the pool, there would be no bathroom access and reservations are at no cost.

b. Pool Committee

i. Update

- Pool management/lifeguard service had several operational issues this season, although residents noted that lifeguards were attentive to swimmers.
- The board plans to investigate other pool management/lifeguard companies and compare pricing and service for next season.
- Clubhouse rental revenue was approximately \$450 this year versus about \$1,150 at the same point last year, partly because of lost availability and facility issues.
- Some renters received discounts or free rentals because of bathroom/facility problems.
- The pool pump-room electrical system was identified as a safety concern; professional evaluation and realistic repair options/costs are needed – see questions for more.

c. Recreation Committee

i. Possible Trunk or Treat

- The recreation group is considering more neighborhood activities.
- Ideas included a movie night, possibly with a food truck, trivia night, potluck, adult swim night, and trunk or treat was suggested.
- Seasonal ideas included pumpkin decorating, a holiday home-decorating contest and a possible Santa visit.
- A January chili cook-off was suggested as a community event and possible modest fundraiser for recreation activities.
- Additional volunteers are needed, and neighborhood feedback will be gathered before events are finalized.

d. By Laws/Rules Committee

i. Board meeting with By Laws committee

- The board is to meet with the committee to review updates.



Grounds

ii. Update

- Individual fallen/problem trees continue to be handled as needed.
- HOA-owned easements and parcels create ongoing maintenance responsibilities; possible transfer/sale of certain areas to adjacent homeowners was mentioned as a separate future discussion.

4. Financials

a. Jim Curley Update on Current Financials

Questions:

- Pool electrical safety concerns were raised and whether it should be included/prioritized in the current assessment; the board agreed to obtain professional input/cost information despite concerns about possible relocation needs and total expense

5. Next Meeting – September 15th, 2026