



Rolling River Estates
Homeowners Association
Meeting
September 22, 2026
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 – Chad Crow
 - b. Secretary – Kelly Savoca-West
 - c. Angela Holly
 - d. Dan Beasley
 - e. Karen Ingram
- 2. Approval of July Minutes
 - July meeting minutes had been distributed by email and posted for residents. A motion was made and seconded, and the board approved the minutes.
 - A few residents and the board noted intermittent delivery issues to Gmail/Comcast addresses; the board will continue monitoring email delivery and is working to improve.
- 3. Committee Updates
 - a. Finance Committee
 - i. Update – Start 2027 Budget
 - Work has begun on the 2027 budget. Major items under review include pool-company costs and tree maintenance; routine expenses are otherwise expected to remain fairly consistent.
 - The board noted that **current dues largely cover operating expenses but do not build sufficient reserves for major replacements or unexpected events.**
 - ii. October Assessment Update
 - The proposed **one-time assessment is intended to repair or replace existing HOA property** rather than add new amenities. The **board detailed 3 cost options in a slide deck that covered 4 items (Asphalt Repairs, Ice Storm Tree Removal, Pool Pump Electrical Upgrades, and Playground Upgrades)** and discussed a **recommended amount of \$750** - Option 3 (although neighbors expressed making this higher to increase reserves / manage cost fluctuations) **per household, payable over 12 months or upfront, with final details to be included in the formal notice.**
 - Under the bylaws, the first assessment vote requires 60% of the neighborhood to participate in person or by proxy, with two-thirds of participating votes required for approval. The board plans to provide clear instructions on voting and proxies before the vote.
 - Bylaws can be reviewed on website for subsequent meeting if quorum is not met.

- 1. Playground Renderings Link to Review

- a. <https://ACI.synctool.com/shares/folder/hcYRdaOCn5x/>
 - Three preliminary playground concepts were reviewed to establish a budget range of roughly \$86,000-\$100,000. Pricing includes demolition/removal of the existing equipment and surfacing, installation of new equipment, new borders, and rubberized mulch.
 - **The concepts are not final designs.** If the assessment passes, the board discussed forming a committee to refine equipment choices and obtaining additional competitive quotes before selection.
2. Asphalt Proposals
 - Three asphalt proposals were received at approximately \$128,250, \$91,495, and \$74,560. The lowest proposal was described as an overlay only, while the **preferred scope would repair failed base areas before milling/overlaying** and restriping the lot.
 - **Final cost may change with the asphalt market.** Timing will depend on how quickly assessment funds are collected, with spring work possible if sufficient funds are available.
3. Invoices for Ice Storm
 - The HOA has incurred approximately \$20,250 in tree-removal expenses from the ice storm, **beyond the normal tree-maintenance budget.** Additional damaged common-area trees remain to be addressed, **including a second phase near the fields.**
 - **A portion of the proposed assessment would reimburse these unplanned expenses** and fund remaining necessary tree work.
4. Discuss date for Assessment
 - The board discussed holding the first assessment vote in late October or early November, with the first week of November mentioned as likely. If the first meeting/vote does not meet the required participation threshold, a second vote would follow under the bylaws.
5. Curley to send 1 month notice letter or assessment
 - **A physical notice is expected to be mailed at least one month before the assessment** meeting, with additional communication by email, Facebook, and other HOA channels. The notice will include the vote date, assessment information, and proxy materials.
- b. Pool Committee
 - i. Update
 - The board reported significant service and cleanliness concerns with the pool company this season following management changes. The committee is **exploring another potential provider, although other known options have been substantially more expensive.**
 - Lifeguard performance was generally viewed positively, while maintenance, cleanliness, and follow-through were the primary concerns. The board will continue working on a solution for next season.
 - ii. Discuss proper shutdown of pool – what is not completed
 - The pool company reported shutdown work as complete, but equipment and other items remained out and unresolved. The board continues to follow up on incomplete closing tasks.
 - iii. Electrical work proposal for pool pump room
 - The existing electrical panel is located in a wet pump-room environment and was identified as a serious safety concern. A proposal of approximately \$19,000 would relocate the panel outdoors into a weatherproof locked enclosure and clean up related wiring.
 - The proposed scope also includes lighting, ventilation/fan replacement, receptacles, and electrical cleanup in the adjoining storage area. **The board indicated this work should be included in the assessment because of the safety and liability concerns.**
- c. Recreation Committee
 - i. Possible Trunk or Treat – Update from Karen
 - Because Halloween falls on a Saturday and many families may already have plans, the committee discussed a smaller daytime event rather than a traditional Trunk or Treat. Ideas included pumpkin activities, crafts, snacks, and a possible costume contest.
 - The committee also discussed planning periodic community events, including a possible January chili cookoff, and adding a community calendar to the HOA website.
- d. By Laws/Rules Committee
 - i. Update

- The board met with the committee, which has been reviewing the HOA's older bylaws and developing recommendations. Changing the bylaws requires a stringent approval process, so the board is evaluating how to proceed with those recommendations.
 - The committee is also developing rules and regulations to clarify basic property-maintenance expectations and provide workable enforcement mechanisms. Draft information is expected to be shared after further review, likely early next year.
4. Grounds
- i. Update – Any Concerns?
- Grounds were generally reported to be in good condition, but **ice-storm damage continues to generate tree work on HOA common areas**. Multiple bids are being sought for additional hazardous or leaning trees, including work near Rolling River Ridge.
 - When a common-area tree is reported as a potential hazard, it is evaluated and addressed when necessary to reduce liability. The board is looking for cost-effective approaches, including trimming or leaving cut material in wooded areas where appropriate.
5. Financials
- a. Jim Curley Update on Current Financials
- The HOA began the year with approximately \$110,000 and is expected to finish around \$80,000 after **current pool billing and unplanned ice-storm expenses**. Delinquencies were described as manageable, with most accounts within reach of becoming current.
 - Discussion **emphasized the lack of a meaningful reserve for future major repairs** such as the pool, pavilion, clubhouse exterior, or roof. An attendee suggestion was shared to consider increasing the assessment by \$50 to create a cushion, while others emphasized keeping the assessment narrowly tied to identified projects to improve the likelihood of approval. The board is taking this feedback into consideration, but ultimately would like to keep it focused.
6. Questions
- Residents asked about playground warranties and maintenance (Yes!), asphalt depth/warranty (Yes!), lifeguard requirements (more to come on this topic based on final pool management for next year), proxy voting (considering an online option and physical options), assessment payment timing (see above notes), and whether the assessment would be an all-or-nothing proposal. The board stated that supporting documentation + what was shared during meeting will be distributed with future communications.
7. Next Meeting – October 20th, 2026