

**ROLLING RIDGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING MINUTES
CANCELED DUE TO LACK OF QUORUM
DECEMBER 10, 2020**

Annual Meeting called to order at 7:06 pm.

Attendees:

Betty Holland – President
Carol Potter – Secretary
Mike Williams – Member at Large
Lisa Cornaire – Property Manager

Homeowners Present:

Veronica Gonzalez
Nana Gallup Croninger
Christina Yanzon

Quorum:

Quorum was not established. 3 Board Members and 3 community members present. Twenty proxies received. Annual meeting could not be held as quorum could not be established.

Meeting closed at 7:10 due to lack of quorum.

**ROLLING RIDGE CONDOMINIUM ASSOCIATION
REGULAR BOARD MEETING
DECEMBER 10, 2020**

Meeting called to order at 7:10 pm.

Attendees:

Betty Holland – President
Carol Potter – Secretary
Mike Williams – Member at Large
Lisa Cornaire – Property Manager

Homeowners Present:

Veronica Gonzalez
Nana Gallup Croninger
Christina Yanzon

Approval of Agenda:

Motion made to approve the agenda to include items intended for the annual meeting, seconded, and approved by the Board.

Approval of Minutes:

Motion made to approve meeting minutes for September 23, 2020; seconded and approved.

Appointment of Board:

Motion made to appoint the two candidates up for election this year, Carol Potter and Kelly Burcham, to the board for another three-year term. Motion seconded and unanimously approved.

Selection of Officers:

The Board unanimously agreed to keep their existing titles.

Betty Holland- President

Kelly Burcham- VP

Carol Potter- Secretary

Mike Williams- Treasurer

Michelle Waddell- Member at Large

Management Report & General Recap of 2020

The RRCA year in review was broken out to four topics and discussed: Maintenance, Administrative, Communications, and General. Additionally, a look ahead to 2021 was provided.

Homeowner Open Forum

Parking – Parking remains a problem especially the misuse of visitor spaces. The possibility of parking stickers was addressed (hard to enforce), how to keep up with different cars and owners, et cetera. Lisa will continue to use the current system of ticketing vehicles.

Dumpster – The spring dumpster event is an annual success, and a homeowner has asked if there could be a fall dumpster event. That would be an extra cost, but Lisa will investigate the possibility for fall 2021 and let us know the cost.

Trash -- Dumping trash in certain “hot spots” continue to be a problem. Permanent signs are going to be put in these hot spots. Two spots have already been identified (Aster and Canopy) and homeowners are encouraged to contact Lisa if any other spots can be identified. After emptying the recycle bins, Patriot Disposal has occasionally been leaving the bins in the middle of the street or in parking spots instead of returning them to the curb. Lisa has spoken with Patriot in this matter.

Trees – have been planted, thanks to Betty Holland and Mike Williams. Betty has asked if anyone would like to donate a tree to help keep Rolling Ridge beautiful. An article will be put in the spring newsletter.

OLD BUSINESS

Landscape Contract -- The Board voted to change the landscapers for 2021 to Blade Runners. After reviewing the contract, some changes were requested (extension to renew at the same rate, include core aeration). Lisa will get in touch with the company and send the Board the revised contract.

Light poles/parking barriers – Some of the light poles in the community are getting damaged from cars hitting them while parking. After discussion, the board voted to have a barrier bollard placed in front of the poles as protection. It will be a bright color so that drivers can clearly see it while parking.

NEW BUSINESS

2020 Reserve Contribution – A motion was made to contribute \$75,000 to the reserves, seconded and unanimously approved. Lisa will inform the CPA's office to make this transfer before year-end.

Attic Guidelines - During a unit sale, an issue of a cracked joist in the attic and who is responsible for fixing it came up. The attorney has advised that the Association may be responsible but should inform owners about the division of responsibilities for the attic space and what owners need to do to properly maintain it.

Meeting was adjourned at 8:22 pm.