

President Rolling Hills Meeting Notes (April)

Old Business

1. Pool Closure

- We put up 2 out of 8 cameras (need to finish hanging the other 6)
- We installed a new Sign with stand
- We have removed most of the pool debris
- We had the razor wire removed, because of safety and the nature of the wire we had to pay \$500.00 for the removal and disposal of the wire.
- We have started to dig up the water in the pool area. 1. We have removed the line that fills the pool. 2. We have exposed the line going to the bathroom. 3. We have exposed the main line. (need to buy and install a back-flow preventer per TECQ)
- We drained the pool but it needs to be drained again and get a list off supplies with cost and set date to drill holes in pool (Snakes, Frogs and turtles living in the pool) Also today I saw animal prints going in the water.
- We need to add a small A/C unit for the DVR that is now operational. Instead of a floor A/C I think a small window with a small A/C window unit will work better.
- Would like to get an electrician to look at somethings at the pool house. (Remove the pool pump power from the breaker box, look at some other wires going to the breaker box. Lights do not work in the pool house Etc...)

2. Trent Water Issues

- Still working with TECQ and Trent on the issues.
- I have had good conversations with Pam at Trent.
- The paperwork for the pipe being re-routed has been turned in to TECQ and then it will be sent to the POA for final approval.

3. Lawn Maintenance

- We have hired a vendor to maintain the parks lawn, this person happens to work with a business that is owned by a wife of a board member. Donald Cook has been a vital part of the committee and his biggest part of service to the board is with equipment and labor. Donald does this free of charge and spends hours of his personal time and wear and tear on the equipment that is used when performing these duties. In addition, we had bids that were higher and/or did not meet all the qualifications needed to perform these duties.

4. Violation Letters

- We need to proceed with the letters for travel trailers, houses being built or built already that have not turned in required paperwork, trash in view of street and abandon vehicles Only. I would also like to start with one section at a time.

Complaints (By POA email only)

- Need to review on how we discuss complaints in meetings and what we publish.
- [REDACTED] complained about a shallow creek running behind his house and has said that the last rain it almost made it to his back porch. I have meet with him and advised that my nonprofessional opinion is that the drainage along the street cannot make it up the hill, so it goes around. I informed him that next time I go to Road and Bridge I will talk to them because the street is maintained by county. Also, there is not much the POA can due because of funding and there are multiple streets the same way.
- [REDACTED] has requested two things 1. Does the area flood. (We cannot answer that) 2. Can she build her land to grade and can she fill in the dry creek? (Anything to do with building up your property will have to go through R&B and the County or State.)
- [REDACTED] has said that she was not able to find phone numbers for any board members. She left me her number and I called and informed her that these are personal phones and are not made to the public. She was displeased and had mentioned that she thinks the numbers should be public. We ended on an understanding that we do not publicly give out our number, but that anytime she needs us to email and we will call her back ASAP!
- We have had two property owners drive their vehicles on the spill way at the lake.
- We have had 1 property owner open the gate at the lake and got stuck trying to back his boat in. Another person that is unknown did the same thing and got stuck.

New business

1. Pool Closure

- Fix the wall on the right side of the pool house, there are holes that where drilled or cut out that are an issue.
- The roof needs to be replaced.

2. Proxy update

- We might have to get every signature notarized; the attorney is working on alternatives.
- We will have to allow all property owners to vote no matter there standing.

3. Trina & I will meet with Knight Ins. in May about changes to the liability Ins. that is up for yearly renewal.

4. I would like to drill a hole in the gate going to the park and lock it. Currently, I do not think it is good idea to have owners using the ramp for a bunch of reasons. The path to the ramp is not suitable, there is a risk of somebody getting hurt on the ramp that has not been properly maintained, there is no way to enforce who it is and do they have a motor. I think if they can carry it then most likely it is allowed in the water.