

**Rolling Ridge Condominium Association
Meeting Minutes
October 11, 2018
Sheriff's Station, E. Frederick Drive**

Meeting was called to order at 7:10 pm.

Attendees:

Betty Holland – President
Carol Potter – Secretary
Kelly Burcham – Member at Large
Lisa Cornaire – Property Manager

Homeowners Present:

Kyu Jang

Quorum:

Quorum was established with 3 out of 4 board members present

Approval of Agenda:

Motion made to approve agenda, seconded and approved by the Board.

Approval of Minutes:

Motion made to approve meeting minutes for July 24, 2018, with changes. Seconded and unanimously approved by the Board.

Homeowner Open Forum:

1. Fences
 - a. An idea was brought forward to alter guidelines to include composite fences, but must be board-on-board design and in an approved color.
2. Colors of fences and decks
 - a. Colors currently accepted will be reviewed and pared down to 11 colors. These two topics were tabled for discussion until the next meeting.
3. Homeowner complaint of children leaving toys scattered outside. Reminders will be put in next communication to the community.
4. Homeowner complaint about people not picking up after their dogs. Reminders will be put in next communication to the community.
5. Street Paving – Issue was raised and streets will be looked at after winter has passed.

Old Business

1. Meadows Tree Replacement: Two pine trees will be taken down. Two pine trees will be planted in their place.
2. Davey Tree Trimming Quote: Quote submitted. Voted approval of quote, but not to start the job until after January 1, 2019 for a discounted rate.
3. The Board discussed the adopt a tree program.

New Business

1. 2019 Budget – Approved
2. Reserve Review – Operating costs are up. The Board agreed that there is a need to contribute more into reserve savings. A motion was made for a 5% increase in dues assessments, effective January 1, 2019 and approved unanimously.
3. Snow removal contract – Received from Hemax, motion to accept, unanimously approved.
4. ARC application (fence) – Project approved for 10' from the back corner only. Side extension declined as there are no other fences in the community with this footprint.
5. Home daycare – An owner informed the property manager that they intend to start a home daycare and will be licensed by Loudoun County. There are no governing documents prohibiting a home daycare in Rolling Ridge.
6. Annual Meeting – Will be in December, Date tbd.
7. Board Vacancies – Kyu Jang volunteered to fill the vacant position on the Board. Motion made to appoint to the position of Member-at-Large was unanimously approved.

New Business

1. Exercise Playground – Deferred for now, while Lisa looks into alternative quotes for demo.

Management Report

Issues discussed under “New Business”.

Closed Session

The Board went into a closed session at 8:31 pm to discuss delinquent accounts.

Open Session

The Board went into open session at 8:53 pm.

Adjournment

The board voted to adjourn at 8:55 pm.