

**ROLLING RIDGE CONDOMINIUM ASSOCIATION
MEETING
MAY 10, 2021**

Meeting was called to order at 7:05 pm.

Attendees:

Betty Holland – President
Kelly Burcham -- Vice President
Mike Williams -- Treasurer
Carol Potter – Secretary
Michelle Waddell – Member at Large
Lisa Cornaire – Property Manager

APPROVAL OF AGENDA:

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

HOMEOWNER OPEN FORUM

Blade Runners – There are a few issues that Lisa will address with Blade Runners i.e., mow across the bridge and do not spray the little trees. However, overall they are seen as an improvement over previous maintenance and the Board is pleased with their performance.

OLD BUSINESS

Pest Control -- Jasper is currently "double baiting" traps to handle the vermin and since this costs more, asked if he should continue. It was voted that it should continue.

Also, a complaint has been received about squirrels in the area and getting rid of all of them. Squirrels, birds, mice, foxes, etc. are part of the wildlife in this area. If residents are bothered by the animals, then it is suggested that they buy repellent spray and/or machines that emit sounds that repel the animals. An article will be put in the next newsletter.

ARC Guidelines Update -- The current stain codes for fences and decking are still valid. Likewise, there are no changes to the door colors. The light fixtures do need updating. Michelle will send updates to Lisa.

NEW BUSINESS

Board Position – Michelle Waddell will be moving out of the Rolling Ridge community and is resigning from the board effective at the end of the meeting. An announcement will be placed in the next newsletter for volunteers to fill the vacancy. The Board extends its thanks to Michelle for her service and wishes her all the best in her future!

Property Line Survey (school sign) – Rolling Ridge Elementary school has put up a sign at the end of the walkway between Atwood Square and Summit Terrace. It is suggested that it may behoove Rolling Ridge to get a survey done and see where the property line is. This would help define where the school ends and Rolling Ridge begins. This would be beneficial especially

before any new trees are planted on that end of the community. Lisa will get quotes and get back to the board on pricing.

New Trees Budget and Location -- Tabled until the next meeting, when the board has a better idea of where we can plant.

Reserve Contribution and CD Investment -- The Board voted to close the SunTrust savings and open an account with the firm of Charles Schwab. This will be used to invest in a CD ladder plan. There are no fees to use Schwab, and there are several banks to select from for purchasing CDs. Schwab also has a financial advisor who can recommend CD selections. For now, \$200,000 will go into a CD with 63,000 staying in a liquid cash savings.

Furthermore, there was a discussion to look for a new CPA firm.

Summit Terrace Roof – There was a leak with a roof about four years ago. Access to the house was not given at that time. The owners have now contacted management to request that the drywall be repaired. Since so much time has passed, the repairs are more extensive. The board instructed Lisa that the homeowner should share in the cost of the repairs and immediate access must be given for evaluation concerning repairs and safety.

MANAGEMENT REPORT

Dumpster – The spring dumpster event was a success, and a second truck was needed to handle the excess that was left outside the dumpster. (This is an extra cost) Lisa will investigate the possibility for a second dumpster event in the fall of 2021 and let us know the cost.

The woods were cleaned up in March and the area looks great!

Lisa will conduct inspections of yards later in June. The next newsletter will contain an article about how nothing is to be attached to trees -- hammocks, swings, clotheslines, etc. In addition, this caveat should also be added to the ARC Guidelines.

CLOSED SESSION

The Board went into closed session at 8:45 pm to discuss delinquent accounts. The Board voted to pursue foreclosure on a delinquent account.

OPEN SESSION

The Board went into open session at 8:54 pm.

Meeting was adjourned at 8:55 pm.