

**Rolling Valley Section 8-D
HOA Quarterly Board Meeting
Wed, 13 Oct 2021**

Minutes

Location: Dennis Kurre's home

Board Officers Present

Dennis Kurre– President
Tom Blume – Vice President
Ruth Ann Hoel – Treasurer
Jonathan Clough – Secretary

Board Members Present

Jeff Lins
Gabi Kreuzscher
Alisa Goetz

Call to Order: Dennis Kurre called the meeting to order at 7:09 PM.

Treasurer's Report: Ruth Ann Hoel presented the third quarter 2021 Financial Statement, which included income of \$5,496.30 and expenses of \$2,979.15, leaving a balance of \$15,045.88 in the HOA account. Income was below budget by roughly \$240, partially due to the positive response to the early payment discounts. There remains one household outstanding, but the home is currently in probate and on the market for short sale or auction. The HOA has not spent any of the \$2000 budgeted for tree cutting services or \$550 planned for the annual dumpster day, which accounts for expenses being considerably below budget year to date. While COVID closures and limitations resulted in cancellation of the spring dumpster day, the annual tree survey will still occur, with likely expenditure of budgeted funds.

Old Business:

- **By-Laws amendments:** Dennis Kurre led a final review of his proposed changes to the By-Laws to align the language there with that in the Declaration of Covenants regarding interest on unpaid dues and to add a late fee charge as well as a warning that delinquent payments would be subject to actions by a law firm, at the expense of the delinquent homeowner. The Board approved the proposed language, which will be presented at the Annual Meeting for a vote by the homeowners. Dennis noted that once approved, we will need to update the Annual Dues Assessment Policy posted on the website and to include notifications of the change via the annual assessments letter/email.

New Business:

- **Annual Meeting Notification Letter:** Dennis Kurre provided the Board a draft copy of the HOA Annual Meeting Letter for review and approval. The Board approved the

letter and split up responsibilities for printing, labeling, and stuffing envelopes: Jonathan Clough will print the labels and procure more envelopes, Dennis will print the letters and purchase stamps, and then will be joined by Ruth Ann, Jeff Lins, and Tom Blume to stuff the envelopes. The objective will be to get the letter in the mail by 15 Oct. Michael Graves, Jeff Lins and Jonathan Clough planned to assemble and set up the signs by the weekend of 6 November. (**Action Item**)

- Annual Tree Inspection: Dennis Kurre asked Jonathan Clough to coordinate with Michael Graves to schedule the tree inspection for the common area lands so we can complete it before the end of the calendar year (**Action Item**)
- Cub Scout Pack Sponsorship: Tom Blume informed the Board of an opportunity to sponsor a local Cub Scout Pack that had recently lost its sponsor. Tom suggested the Board consider the matter, with the intent of making a decision at our first quarterly meeting in the new year.

The meeting adjourned at 8:04 pm. The next meeting is the Annual Member Meeting scheduled for **Nov 17th, 2021**.

Action Items for the Board:

- Print, stuff and mail the Annual HOA Meeting announcement. (**Jonathan Clough, Dennis Kurre, Ruth Ann Hoel, Jeff Lins**)
- Deploy the 3 signs to announce the Annual Meeting by 6 Nov. (**Jonathan Clough, Michael Graves, Jeff Lins**)
- Update the website with the HOA Annual Meeting date, letter, and proxy forms (**Jonathan Clough**)
- Schedule the annual tree survey (**Michael Graves**)

Attachments: 2021 Third Quarter Financial Statement