

Roundhill Homeowners' Association
Board Meeting Minutes
January 20, 2020

1. The meeting was called to order at 6:00 p.m. Present were Dustin Snow, Juanita Dunn, Margaret Terry, Andrew Lentsch, and Lee Brice.

2. Homeowner Requests/Comments/Concerns:

No homeowner requests were presented at the time of the meeting. Lee reported one homeowner had approached her about the recent spate of crime in the area (as reported on the Nextdoor app.). At the upcoming annual meeting, the board will remind the owners to be vigilant around the neighborhood.

Subsequent to the meeting, on January 22, 2020, Dustin e-mailed the board two homeowner architectural requests for consideration. In order to expedite review of these requests, the board was polled via e-mail.

- 11610 N. 40th Way – submitted a request to replace the back patio sliding glass doors. A photo was provided with the request. The board approved the request so long as the replacement patio doors were the same/similar to the existing.
- 4016 E. Lupine - submitted a request for installation of an exterior wrought iron gate at the front of their unit. A proposed drawing of the gate was submitted with the request. The board approved the request based upon the drawing submitted, with understanding that the black wrought iron will be painted to match the existing color of all of the gates within the community. The board also noted that this owner had installed a black awning over their front door. An architectural request for installation of this awning had not been submitted to the board for review/approval prior to installation.

Dustin has advised these two owners of board approval as set forth above. The two requests will be ratified at the next board meeting.

3. The income/expense statement for the period ending December 31, 2019 was reviewed and approved. One homeowner is in arrears of a small amount still owing from the special assessment. The board also asked Dustin to update the budget/line items on the income statement to more accurately reflect the actual expenses. This will be reviewed and ratified at the next board meeting.

4. Minutes from the November 11, 2019 meeting were reviewed and approved

5. Old/ongoing business:

- Landscaping – planting. The board requested that a representative from CLM attend the next board meeting, as well as schedule a walk around to review general landscaping issues and replacement/new planting. Dustin will follow up with the

Tree Doctors regarding recommended tree trimming (excluding the palms).

- Lighting at the entrances. Dustin reported there is no power available at either entrance. The board agreed lighting is needed at both entrances. Other options were discussed and it was agreed Dustin will have the handyman explore options for solar lighting and report back at the next meeting.

6. New business:

- Pool fountain. The fountain has been non-operational for several months. After inspection, it has been determined there is a plumbing line break for the water to the fountain. Dustin has obtained bids to source and repair the leak – approximately \$2K. After discussion, and based upon the cost of repair (and the history of numerous repairs to the fountain), the board agreed to have the fountain removed in its entirety and install plants in its place.
- The pool pump will need to be replumbed at some point in the future.
- The board had a lengthy discussion regarding funding options for the complex painting and the tennis court situation. Dustin will explore options and present the board with them at the next board meeting. The board will be addressing this issue at the upcoming annual meeting.
- The annual meeting will be held on April 18, 2020 at 9:00 a.m. at the pool. Dustin will be mailing the annual meeting packets to the owners in March.

7. Next board meeting will be February 17, 2020 at 6:00 p.m., at the pool

The meeting adjourned at 7:40 p.m.