

**Roundhill Homeowners' Association  
Board Meeting Minutes**

**April 6, 2022**

1. The meeting was called to order at 6:00 p.m. Present were Dustin Snow, Margaret Terry, Andrew Lentsch, Sioban Becker, Lee Brice and Mark Dickinson of Dickinson Painting. Also present was homeowner Tony Berardi.

2. Mark provided an update on the painting. He is hopeful the job will be completed by July, 2022. He has had difficulty in finding and keeping labor.

- The security bars on the back window at 4010 E. Lupine have not been painted. Mark requested that the owner remove them (they are secured into the cement) so they can be.
- The front security gate at 4004 E. Lupine still needs to be painted.
- The front and back patio covers are 4006 E. Lupine still need to be painted.
- Several window frames will need to be primed and repainted with a different product as they are peeling.
- One owner requested confirmation that the painters were “back rolling” the project. Mark confirmed they were.
- The wrought iron weld repair of the pool fence has been completed.
- Pole lights along the walkways have been painted black.
- Pole lights by the mailbox will be painted black.

3. Homeowner Requests/Comments/Concerns:

Tony Berardi, 4003 E Cortez, requested that the front patio railing on his unit to be painted the building color (white) instead of the trim color (brown). After discussion and inspection of that area of his unit by the board, it was decided to deny his request. The front railing of his unit (and all other units that have front railing) will be painted brown. Dustin will let Tony know of the board’s decision.

Lee Brice, 4003 E. Lupine, asked if Dustin would contact the property manager at The Villas to request that a dead tree in their owner’s property directly behind her unit be removed.

Judy Martin, 4001 E. Lupine, reported to a board member that she had been approached by an owner at The Villas (“Anita”) about the Roundhill irrigation starting in the early morning hours, disturbing her sleep. No board action was taken.

Connie Harris, 4016 E. Cortez objected to the severe degree of landscaping pruning in front of her unit. No board action was taken.

3. The income/expense statement for the period ending March 31, 2022 was reviewed and approved. \$705 in arrears in monthly dues. This unit is in the process of closing and the

arrears will be paid in full once it does. A detailed discussion regarding the status of the special assessment collection and disbursement.

4. Minutes from the February 22, 2022 board meeting were reviewed and approved.
5. Old/Ongoing Business:
  - The picnic table ordered for the fire pit area has been delayed – it is now expected to arrive within the next 2-3 weeks.
6. New business:
  - The olives have been sprayed.
  - Pool heater will be shut off approximately May 1.
  - Dustin will arrange to have all of the back gates inspected for any needed repair/replacement.
  - Discussion regarding the annual meeting and topics to be discussed.

The next board meeting date will be determined by the new board following the annual meeting on May 7, 2022.

The meeting adjourned at 7:45 p.m.

Margaret M. Terry