

**Roundhill Homeowners' Association
Board Meeting Minutes**

May 25, 2022

1. The meeting was called to order at 5:55 p.m. Present were Dustin Snow, Margaret Terry, Sioban Becker, Lee Brice, Suzie McDaniel (via telephone) and Mark Dickinson of Dickinson Painting. The current board members will remain the same:

Andrew Lentsch – President
Lee Brice – Vice President
Siobhan Becker – Treasurer
Margaret Terry – Secretary
Suzie McDaniel was designated as a member at large

2. Mark provided an update on the painting.

- Notices for beginning work on the south side of Lupine will be posted next week.
- General questions regarding painting window frames and front and security doors: All window frames are to be painted the building color; and front and security doors visible from the street are to be painted the trim color. Exceptions for painting the front/security doors will be addressed by the board on a case-by-case basis. Mark was directed to advise any owner to provide such request(s) directly to Dustin and the board. All chimney caps are to be painted the building color.
- In connection with cleaning the flat roofs, Margaret was advised by the person doing that work that debris (from stucco repair, soda cans, food wrappers, etc.) was found. Mark was asked to have his crew remove all such debris in the future on units they work on.

3. Homeowner Requests/Comments/Concerns:

- Lee Brice, 4003 E. Lupine, requested permission to leave her back security/French doors the same color they are now (a light beige) due to the difficulty in having them removed to be painted. Since they are in the back of the unit and not visible from the street, permission was granted.
- Alan Andrews, 11633 N. 40th Way requested permission for installation of a rain gutter, which the board approved with the specific understanding the gutters will be painted to match the building color. He also had several issues regarding landscaping around his unit, the majority of which will be addressed by the landscaping committee in due course. He requested that the large agave plant blocking his walk way be removed, which it was.
- Suzie McDaniel, 11639 N. 40th Way requested permission to not have their front door painted. As the door is not visible from the street, permission was granted.

4. Landscaping committee: Lee proposed that the landscaping committee prepare an approved list of replacement plants for use in the future. After discussion, the board generally agreed with this idea and will adopt this protocol going forward. General discussion regarding the landscaping of the front of all units being the HOA responsibility, and in particular the front of 4016 E. Lupine (Goodloe), which will be maintained consistent all other units in the complex.

5. The income/expense statement for the period ending April 30, 2022 was reviewed and approved. Dustin addressed the over budget costs for repairs to the spa. No homeowner arrears in monthly dues. As of May 16, 2022, all but \$3,896.00 of the special assessment has been collected.

6. Minutes from the April 6, 2022 board meeting were reviewed and approved.

7. Old/Ongoing Business:

- The picnic table and umbrella have been installed at the fire pit area.
- Repairs to the tennis court chain link fence and tennis court surface: the chain link fence will be repaired within the next 2-3 weeks and the court surface will be addressed by Daryl Guess when he's out to repair the gates and golf course fence.

8. New business:

- Both toilets at the pool have recently experienced numerous issues of clogging. The plumber will be investigating why.
- Daryl Guess presented an invoice in the amount of \$1,300 (labor only) for inspection and repair of the wooden gates and golf course fence. Upon motion made, seconded and unanimously approved, the board approved Daryl to perform this work, not to exceed \$1,800.00.
- The door to the pool equipment room was vandalized and pool chemicals stolen. Daryl will repair/replace the door as needed.
- Increasing the transfer fee upon sale of any unit. The current CC&Rs as well as the applicable Arizona statute were reviewed. Dustin advised Snow Properties charges \$400.00 for its portion of the transfer fee. After discussion, and upon motion made, seconded and unanimously approved, effective immediately the HOA portion of the transfer fee on sale of any unit will be \$400.00.
- Discussion regarding obtaining bids for a new landscaping vendor. It was agreed Dustin will provide the board with the current landscaping specs to be used in obtaining bids. The specs will be discussed at the next meeting before sending them out for bid. The proposed date for making any change in landscapers will be early 2023.

The next board meeting date will be June 22, 2022 at 6:00 p.m. The meeting adjourned at 7:15 p.m.

Margaret M. Terry