

**Roundhill Homeowners' Association  
Board Meeting Minutes**

**February 22, 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.

2. Homeowner Requests/Comments/Concerns:

The homeowner at 4009 E. Cortez request for removal of newly planted tree was denied. Instead of removal, CLM will keep the tree trimmed.

Several owners along the north cul-de-sac parking area have complained about Villa Martinique residents parking there and walking thru to their property. Villa Martinique's property manager was contacted and she advised an email had been sent to their community notifying the owners any violators will be towed.

3. The income/expense statement for the period ending January 31, 2022 was reviewed and approved. No arrears in monthly dues. As of the meeting, \$159,000 has been collected for the special assessment. Every owner has paid something toward the special assessment. Approximately \$67,000 remains uncollected. Approximately \$120,300 has been paid out for the approved improvements.

4. Minutes from the January 12, 2022 board meeting were reviewed and approved.

5. Old/Ongoing Business:

➤ Landscaping.

The landscaping committee thru Lee presented a proposal for updating the landscaping along the exterior wall of 40<sup>th</sup> Street. Upon discussion and motion made and seconded, the 2/21/22 bid from CLM for that work was approved, not to exceed \$2,420.00. Dustin brought a couple of solar lights for placement at the entrances – they will be installed once the CLM upgrade is completed.

➤ Special Assessment follow up.

➤ Painting and stucco repairs. Mark Dickinson was in attendance and gave an update of the progress and the following additional expenses:

Atriums: \$275/each;

Paint upgrade (for the garage doors and trim: \$60/unit;

Removal of landscaping: \$1,405 and \$1,900;

Bathrooms: \$500;

Welding repair: TBD

As of the meeting, the perimeter walls, golf course fence and pool ramada have been completed. Dickinson is completing the first tract of units on the west side of 40<sup>th</sup> Way. The following is the planned order of painting for the remainder of the complex:

1. E. Lupine 4002 – 4010
2. E. Cortez 4001 – 4009
3. E. Cortez 4002 – 4016
4. N. 40<sup>th</sup> Way 11611 – 11639
5. E. Lupine 4016 – 4032
6. E. Lupine 4001 – 4015

The board confirmed with Mark that the tennis court fence and lights need to be painted, and agreed to the green color. After the meeting Mark submitted an estimate of \$4,400 to remove any remaining vegetation intertwined in the fence and to paint the tennis court fence; and \$200/each for paint the tennis court lights. The board approved these costs.

Discussion regarding painting the many different kinds of window frames throughout the complex – they will be painted the building color for uniformity.

- Pool and spa renovations. The spa leak has finally been repaired. The spa is up and running and ready for use.

6. New business:

Gophers along the golf court fence are being addressed by Great Western Pest.

A new table and umbrella will be purchased for placement in the old fire pit area. The type of table will be decided upon at the next meeting. The board asked Mark to power wash that area, and he agreed to do so.

New toilets have been installed in both bathrooms.

2 New umbrellas for the tables at the pool have been installed.

Dustin will obtain bids for renovating the Saltillo tile at the pool ramada.

The next board meeting is April 6, 2022 at 6:00 p.m. at the pool. Mark will attend, if necessary to provide a status on the painting.

The annual meeting will be held on May 7, 2022 at 9:30 a.m. at the pool.

The meeting adjourned at 7:05 p.m.

Margaret M. Terry