

RHCCP Annual Meeting – July 24, 2019

Meeting Minutes

Attendance:

Trustees Kevin Supple and Eagle Quint
Property Manager Justin Moore
Approximately 25 residents

Kevin Supple, Finance Trustee, called the meeting to order at 7:03 pm.

Social Media Update - Kevin invited David Bitterbaum to discuss the social media pages

- Community website: rollinghillsrusticvalley.com
- The Facebook page has been in existence for roughly 3 years; search for rolling hills; anyone can join the group

Pool Update

- ProPool informed us they wouldn't be able to provide lifeguards this season only a few days before the pool opened in May. Instead, we have had pool attendants, who are working out well. We changed signage so everyone is aware that there is no lifeguard.
- A question was raised as to whether we are receiving a discount for having attendants instead of lifeguards. ProPool charges us for labor, and they have told us that the difference in labor cost is negligible.
- Wristbands have been used for 2 years now. Some expressed concerns that some of the attendants don't ask to see them. It was noted that numerous members of the community pay their dues in order to use the pool. It hasn't been perfect, but it has been effective in getting residents with delinquent accounts to pay their assessments.
- Discussion was had regarding registration cards. We had informed residents that the cards would be mailed, but it was more efficient to keep them at the pool.
- The smoking area has been effective and hasn't generated any complaints.
- A dorm-sized fridge was purchased for the attendants, which they have enjoyed. The Association also purchased chair cushions, a new cash box and a first aid kit.
- The Trustees are planning to change the signage for the pool for next year, since the current ones are outdated.
- There are 10 guest memberships this year; this is the same number as the prior year.
- There was an issue brought up about cleaning the pool. The attendants are in the process of learning how to clean the pools, but not all of them have been trained on it.
- A resident asked about tracking the number of people who use the pool. We discussed how members were given wristbands and how we track pool attendance.
- The minimum age issue was brought up. Sixteen is the minimum age to be unattended this year. Change was made this year, due to not having lifeguards on duty. Moving forward, Eagle believes it is good to move the minimum age to 14 or perhaps 13.
- Allowing alcohol at the pool was discussed. It was brought up alcohol was banned due to bad behavior in the past. The Trustees feel comfortable that, if someone wants to use it responsibly it is OK; glass containers will not be allowed.

RHCCP Annual Meeting – July 24, 2019

Meeting Minutes

- A pool party was held at beginning of the season. The question was raised about having another one toward the end of the season. There was some discussion that it would be better attended if it was not on the holiday weekend.
- Eagle mentioned we will be having a dog swim on the Tuesday following Labor Day. It will be the last day the pool is opened.

Common Grounds

- Kevin talked briefly about increasing the 2019 budget for tree removal, based on experience, and provided an overview of how decisions are made as to when and how to remove trees.
 - The Association has spent about \$15,000 so far this year on tree removal,
 - Much of this work is due to an especially harsh winter and the aging trees in the subdivision.
- Kevin discussed a few upcoming projects, including planting a few trees that are indigenous to the area.
- One ongoing concern is drainage from poorly maintained MSD easements.
- Two residents voiced concern about erosion from the MSD easements. MSD informed them two years ago that they were starting the creek remediation project behind Harvest Hill Dr. One resident noted that he has had problems communicating with MSD, but has communicated with the engineering firm. MSD has pushed off the project for over a year now. The current delay is due to bats inhabiting the trees. They are still looking forward to speaking with the contractors who won the bid to get more information.

Financial Update

- Kevin provided a handout with tables (see **Exhibit 1**) showing the properties that are delinquent. We have 83 delinquent accounts at this point, totaling around \$67,000. Every delinquency over \$1,000 has been sent to the Association's attorney; a lien will be filed and demand letters sent.
- The delinquencies are split up by street on the list to show which streets have more delinquencies than others.
- A question was brought up about occupancy permits and if there was any option to deny occupancy based on HOA dues being owed. Justin will follow up with the city, but a resident said the city would only enforce its rules and ordinances, and not those of an HOA.
- A suggestion was made to put up signs in the subdivision reminding residents about assessments being due. The Trustees will discuss this option.
- A resident emailed a suggestion that a second dues notice be sent to the home addressed to "Current Resident," with instructions on how to pay the assessment. This may help reach absentee landlords.
- Kevin reviewed the income statement and budget for this year (see **Exhibit 2**).
- Kevin announced that the association was awarded \$27,300 from MSD for their easement. A portion of these funds is being used to put up new signage for Rustic Valley entrances (3) and to begin updating cul-de-sacs. The initial work will be on the cul-de-sac at Rustic Valley Ct. See **Exhibits 3 and 4**.

RHCCP Annual Meeting – July 24, 2019

Meeting Minutes

Pool Entrance Modification Proposal – ProPool has given us the option of reducing costs by not having attendants and using an electronic gate.

- An electronic gate with a key fob would allow any homeowner to access the pool between the hours we set. It would not work during non-approved hours. It would also pass from owner to owner upon sale.
- Discussion was had about benefits of the attendants – mainly that they could maintain order better.
- Eagle made it known he believes having an attendant is necessary for safety and keeping the pool clean.
- The vast majority of the community in attendance feel the current system (having pool attendants) is the better option.

Other Updates

- The pump house was painted; cost was less than \$500.
- Ameren is in process of replacing some of the street lights so they can use LED light fixtures – Eagle gave the phone number you can call to help replace street lights. You can call them at 314-342-1000 and tell them the street light number, your address and the current condition of the light. This will make it more likely for Ameren to replace the lights.
- Kevin discussed the option to pay online through a payment portal. He encouraged residents to set up an account now, to make it easier to pay your assessment when it comes due. The community website has detailed instructions on how to login to the portal.

Trustee Openings

- Kevin's 3 year term is up as finance trustee and Mitch Bueke has resigned his position of pool trustee.
- Kevin Supple was nominated to serve another 3 years, the motion was passed unanimously.
- There were no nominations for a 3rd trustee, so Eagle will take on the pool trustee and common ground trustee. A motion was made and approved unanimously.
- We are still looking for a 3rd trustee. Anyone who would be interested can reach out to either Trustee or Justin Moore for more information or to be nominated to join as a trustee.

Other

- Eagle recognized Vincent as a good citizen of the community
- Kevin opened up discussion to any resident concerns
 - A resident discussed selling the land where the field is for development.
 - Eagle stated that he believes this is possible, but isn't sure of the process that would need to be followed.
 - Eagle noted there are some vacant lots on Twigwood that we might be able to sell for development.
 - This could help offset future costs, such as the bath house at the pool.
 - The attendees discussed it and thought it could be something the community could investigate.

RHCCP Annual Meeting – July 24, 2019

Meeting Minutes

- Cutting the honeysuckle back was brought up. We spend so much on common ground tress that cutting the honeysuckle back isn't in the budget at this point. Eagle has talked with some experts in how to remove honeysuckle. They say to not cut back the honeysuckle until after the first freeze. There are some guides on the website and it was discussed to include it in the newsletter.

Meeting was adjourned at 8:54

Exhibit 1

Assessment Update

As of May 31, 2019

# Homeowners	Amount Delinquent	Total Amount Owed
17	>\$1,050	\$33,407
9	\$1,050	\$9,450
17	\$500 - \$750	\$12,149
33	\$350	\$11,550
8	<\$300	\$1,197
84		\$67,753

4 families are on a payment plan

As of July 10, 2019

Street	# Delinquent	High	Low	Total
Applewood	8	\$ 1,944.47	\$ 300.00	\$ 6,098.44
Briarhill	10	\$ 1,829.04	\$ 160.00	\$ 8,443.15
Country Downs	6	\$ 2,135.96	\$ 350.00	\$ 3,885.96
Down Hill	10	\$ 2,581.22	\$ 110.00	\$ 9,125.56
Echo Hill	12	\$ 4,234.42	\$ 350.00	\$ 12,545.53
Far Hill	10	\$ 1,833.80	\$ 152.00	\$ 7,189.91
Great Hill	12	\$ 1,947.00	\$ 350.00	\$ 9,890.00
Harvest Hill	6	\$ 750.00	\$ 200.00	\$ 3,050.00
Rustic Valley Dr	4	\$ 1,050.00	\$ 250.00	\$ 2,350.00
Vernal Hill	5	\$ 2,233.25	\$ 50.00	\$ 4,423.99
	83			\$ 67,002.54

To Pay Your Assessment Online:

<https://www.rollinghillsrusticvalley.com/subdivision-fee-payment>

Rolling Hills Country Club Park
Financial Statments
as of June 30, 2019

Exhibit 2

	<u>FY19 Budget</u>	<u>June 2019</u>	<u>FY 2019 TOTAL</u>
REVENUE			
<u>Assessments</u>			
Current Assessments	75,000.00	6,085.00	66,530.53
Delinquencies	20,000.00	-	-
Lien	-	-	-
Pool Membership	2,000.00	-	996.00
Other Revenue	-	5.48	58.50
Less Uncollectibles	-	-	-
Total Revenue	97,000.00	6,090.48	67,585.03
EXPENDITURES			
<u>Utilities</u>			
Ameren	2,600.00	120.38	398.29
Missouri American Water	800.00	396.62	471.99
Republic Services	500.00	89.42	89.42
<u>Landscaping</u>			
Regular Lawn Care Services	15,000.00	2,100.00	4,200.00
Brush Removal and Landscaping	20,000.00	2,450.00	14,650.00
<u>Management Services</u>			
PMI St. Louis Management Fees	5,000.00	416.67	3,333.36
Management Reimbursement	-	-	-
<u>Pool Expenses</u>			
ProPools Management Fees	27,000.00	5,610.45	20,741.73
County Health Permit	-	-	-
R&R Porta-Potty	1,000.00	-	-
Pool Maintenance/Equipment Replacement	4,000.00	-	-
<u>Insurance</u>			
Secura Insurance	5,200.00	-	5,156.00
The Crane Agency	-	-	-
<u>Miscellaneous</u>			
Postage for Mailings	750.00	-	241.92
Incidentals	-	184.50	194.50
<u>Legal Services</u>			
Lien Notices, etc.	6,000.00	-	10.00
<u>Reserve for Mandated Pool Repairs</u>			
Waste Water Line	-	-	-
Fence	-	-	-
Bath House	-	-	-
<u>Miscellaneous</u>			
Miscellaneous	500.00	47.58	57.58
Total Expenditures	88,350.00	11,415.62	49,544.79
Variance - Revenue Over/(Under) Expense	8,650.00	(5,325.14)	18,040.24
Non-Operating Movements	-	-	-
Sales Tax Movements	-	-	-
Net Cash Movement	8,650.00	30,425.49	18,040.24



175 Chesterfield Industrial Blvd.
Chesterfield, MO 63005
636-536-0400
info@landmarksignusa.com
www.landmarksignusa.com

CUSTOMER:

RUSTIC VALLEY

Exhibit 3

CONTACT: KEVIN SUPPLE

CONTACT #: 314-608-3960

SALES REP: MIKE BUTLER

ARTIST: BECCA JOHNSON

REVISION DATE/NUMBER: 6-6-19

3 TOTAL SIGNS IN THE SUBDIVISION

ALUMINUM 4" POST 10FT TALL WITH BALL FINIAL

DECORATIVE SCROLL ARM

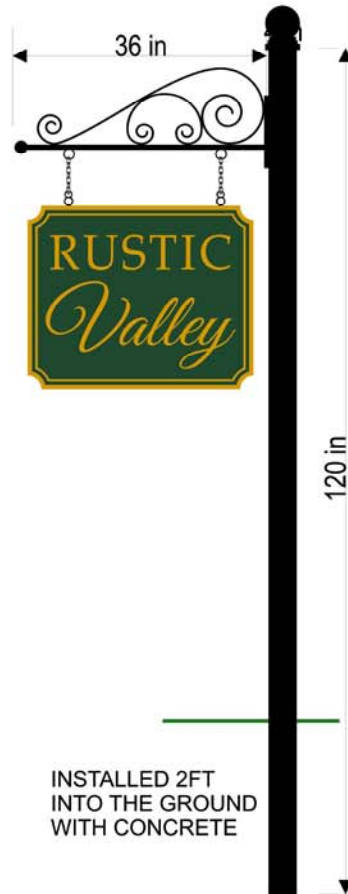
SIGN TO BE ALUMINUM WITH 2 COLORS

WITH HANGING HARDWARE

INSTALL ADDRESS: RUSTIC VALLEY SUBDIVISION

IMPORTANT THIS DRAWING IS PROPERTY OF LANDMARK SIGN COMPANY AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS PROPERTY MAY NOT BE RE-PRODUCED OR DUPLICATED WITHOUT WRITTEN PERMISSION OF LANDMARK COMPANY OR THROUGH PURCHASE.

32" (H) x 25" (W)



LOCATION 1



LOCATION 2



LOCATION 3



PLEASE NOTE THAT COLORS SHOWN MAY DIFFER SCREEN TO SCREEN. COLOR PROOF MAY VARY FROM ACTUAL PRINT/SIGN.

APPROVAL NEEDED! SIGNATURE:

THIS PROOF IS APPROVED AS IS. NO WORK SHALL BEGIN UNTIL LANDMARK SIGN COMPANY RECEIVED A SIGNED COPY. ANY CHANGES MAY RESULT IN A CHANGE IN THE PRICES QUOTED.

☐ APPROVED AS IS
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

