

RHCCP Annual Meeting July 12, 2022

Kevin Supple, finance trustee, called the meeting to order at 7:03 pm.

- Kevin, Rachell Mitchell, pool trustee, Michael Blattner, common ground trustee, Justin Moore, property manager, and approximately 20 residents were in attendance.

Michael Blattner was called on to give the common grounds update.

- A fence that one of our trees damaged was replaced. Also, some tree removal was completed at a few different common ground areas. We have a few more trees to trim and remove coming up over the rest of the year.
- We replaced a retaining wall on Down Hill Drive last year. We also need to replace a retaining wall on Country Downs; this happens to be on common ground adjacent to Michael's property. He wanted to be upfront with the community about making the decision to replace the wall since he is involved in this issue. Nobody objected to the replacement of the wall using subdivision funds.
- Some residents completed mulch and landscaping around the entrance to Great Hill and were reimbursed for the cost of materials.
- We had a question about MSD remediating the creek bed on our common ground behind Vernal Hill. Michael explained he has been in contact with MSD, that the project is on a long list of MSD projects waiting to be moved forward.

Michael concluded his report and Kevin began his finance presentation

- A copy of the most recent financial statement for June 2022, was provided to meeting attendees as a handout; this includes the budget for this fiscal year (November – October).
 - \$75,118 in revenue received to date; this is \$10,000 less than we had collected in the same period last year.
 - Revenue collections would need to be \$5,000 per month for the remainder of the fiscal year in order to meet budgeted revenue.
 - \$45,500 in expenditures year-to-date; this is about \$18,000 less than we spent in the same period last year. This may be more of a timing issue than an indication that we are spending at a much lower level than last year.
 - Largest expenditure items are for lawn care, pool servicing and landscaping/tree removal; we are on track to remain within our budgeted amounts.
 - We have been more successful at collecting assessments each year. We are continuing to work to get delinquent accounts caught up.
 - We have more than a year's worth of expenses in the bank right now, so the Association is in stable financial condition.
- Monthly financial statements are available on the Association's web site:
www.rollinghillsrusticvalley.com
 - Thanks to David Bitterbaum for maintaining the web page.
- Replacement of Rolling Hills Sign

- The sign near Great Hill Dr was stolen; a new sign has been ordered.
- A resident from Harvest Hill Ct offered to help better secure the new sign once it is installed.
- The Little Library by the pool was deliberately pushed over; thanks to Randy for reinstalling the Library, this time anchored in cement.
- We ask everyone to keep an eye on the neighborhood for any vandalism issues like those mentioned above and report them to the police.
- Please be mindful not to park on the grass when you use the pool or fields.
- This will be Kevin's final year serving as Financial Trustee.

Kevin concluded the financial presentation and Rachell was called to give a report on the Pool.

- We have collected 6 pool memberships for the year, totaling \$1,500.
- We got new umbrellas since some mice had chewed through old ones.
- We had a couple pool disturbances, but parents were helpful and the issues haven't persisted.
- Pro Pool has found 3 things we need to update:
 - Caulking - \$1,932
 - Lateral expansion seams – around \$7,360
 - Changing the sand in the filter – can be delayed – roughly \$2,124
- We're looking into potentially replacing tables around the pool. We will also look at powder coating as an alternative solution.
- We are working on replacing the door to the storage room and also the door handle and the gate box that holds the key to the pool.
- Rachell had a contractor look at adding plumbing to the pool. He is getting a quote together to establish a cost for adding a bathroom.
- Rachel announced that we are reinstating pool parties. There will be a charge for rental, with funds going to ProPool to cover the cost of an attendant and a portion going to the Association.

Rachell finished her pool presentation and Justin was called to start the management presentation

- Justin went over delinquency collections. The chart for who owes is attached:

<u>Street</u>	<u># of Delinquencies</u>	<u>Amount Owed</u>
Applestone Dr	2	\$1,750.00
Briarhill Ct.	2	\$3,150.00
Country Downs Dr.	3	\$3,950.00
Down Hill Dr.	7	\$12,880.56
Echo Hill Ct.	2	\$3,806.46
Echo Hill Dr.	4	\$5,355.05
Far Hill Dr.	2	\$4,033.80
Great Hill Dr.	5	\$5,250.00
Harvest Hill Ct.	3	\$3,500.00
Rustic Valley Ct.	0	0

Rustic Valley Dr.	2	\$1,750.00
Vernal Hill Ct.	2	\$3,248.99
Total	34	\$48,674.86

<u>Amount Owed</u>	<u># of Homes</u>
>2,000	5
701-1,999	22
700	7
351-699	4
350	32
<350	5

- Electronic payments are available and suggested. Reach out to Justin if you'd like the link.
- A question was raised about barring residents with delinquent accounts from using the pool. The prior use of wristbands and tags was discussed. We could also consider an electronic gate with key fobs or cards. We have looked into these things and will continue to do so.
- Justin concluded his report and asked for any questions

Kevin opened up nominations for financial trustee. No volunteers stepped up, but we will search for another trustee.

- At the close of meeting we had a potential volunteer for the trustee position.

The meeting was adjourned at 8:30 pm.

Attachments:

Sign-in Sheets

June 2022 Financial Statement

Rolling Hills Country Club Park

Financial Statments as of June 30, 2022

	<u>FY22 Budget</u>	<u>June 2022</u>	<u>FY22 Year To Date</u>
REVENUE			
<u>Assessments</u>			
Current Assessments	92,000.00	6,610.00	74,856.04
Delinquencies	-	-	-
Lien	-	-	-
Pool Membership	3,000.00	250.00	250.00
Other Revenue	-	-	-
Interest Income	75.00	1.52	11.95
Total Revenue	95,075.00	6,861.52	75,117.99
EXPENDITURES			
<u>Utilities</u>			
Ameren	2,500.00	91.26	374.14
Missouri American Water	1,200.00	537.51	1,251.54
Republic Services	500.00	-	-
<u>Landscaping</u>			
Regular Lawn Care Services	15,000.00	2,100.00	5,250.00
Brush Removal and Landscaping	15,000.00	-	11,001.18
<u>Management Services</u>			
PMI St. Louis Management Fees	5,000.00	416.67	3,333.36
Management Reimbursement	100.00	-	-
<u>Pool Expenses</u>			
ProPools Management Fees	27,000.00	-	16,650.00
County Health Permit	-	-	354.00
R&R Porta-Potty	-	-	-
Pool Maintenance/Equipment Replacement	8,500.00	-	55.85
<u>Insurance</u>			
Secura Insurance	5,200.00	175.75	5,489.75
The Crane Agency	-	-	-
<u>Miscellaneous</u>			
Postage for Mailings	750.00	-	740.88
Incidentals	750.00	-	-
<u>Legal Services</u>			
Lien Notices, etc.	8,000.00	-	1,000.00
<u>Special Projects</u>			
To Be Determined	3,500.00	-	-
	-	-	-
	-	-	-
<u>Miscellaneous</u>			
Miscellaneous	1,000.00	-	-
Total Expenditures	94,000.00	3,321.19	45,500.70
Variance - Revenue Over/(Under) Expense	1,075.00	3,540.33	29,617.29

Rolling Hills Country Club Park, Including Rustic Valley and The Meadows
Annual Homeowner's Association Meeting
July 12, 2022 - 7:00 pm - Ballwin Police Department

Name: Darlene Desroches	Address 434/440/426 Great Hill Drive
Name: L. EAGLE QUINT	Address 412 Rustic Valley Ct.
Name: Olivia McLaugh	Address 501 Vernal Hill Ct
Name: Michelle & Jon Stalzer	Address 433 Fair Hill DR
Name: Sydney Verman	Address 417 Down Hill Dr
Name: Steve & Diane Newchner	Address 541 Great Hill Dr.
Name: Michael Blaffer	Address 427. Country Downs Drive
Name: MASON ROGERS	Address 442 DOWNHILL
Name: Sue Gray	Address 558 Vernal Hill Ct
Name: Debbie Stein	Address 506 Briarhill CT
Name: Gary Sokolik	Address 501 Echo Hill Ct.
Name: Madelyn + Kathleen Albert	Address 409 Briarhill Dr

Rolling Hills Country Club Park, Including Rustic Valley and The Meadows

Annual Homeowner's Association Meeting

July 12, 2022 - 7:00 pm - Ballwin Police Department

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