

**Rolling Hills Country Club Park
Including The Meadows and Rustic Valley
Annual Homeowner's Association Meeting
July 20, 2021**

Meeting Minutes

1) Call To Order

- a. The meeting was called to order by Kevin Supple, Finance Trustee, at 7:01 pm

2) Attendance

- a. Michael Blattner, Common Grounds Trustee
- b. L. Eagle Quint, Pool Trustee
- c. Kevin Supple, Finance Trustee
- d. Justin Moore, Property Manager
- e. Approximately 21 residents; see attached sign-in sheets

3) Updates and Reports

a) Common Grounds – Michael Blattner

- i) There have been some minor issues with the lawn company; all have been resolved
- ii) Michael reviewed the common ground areas in the subdivision where the Association is responsible for upkeep; discussion ensued about the upkeep of the common grounds; a resident identified a pine tree at the Great Hill entrance with limbs hanging low; the limbs will be trimmed
- iii) Thanks to residents for group effort to rehang the Rustic Valley Sign at Great Hill
- iv) Two residents are using the large field for softball practice
- v) Residents again did landscaping work at the entrance to Great Hill
- vi) Retaining wall was replaced on Down Hill Drive
- vii) Tree/Brush Removal:
 - Honeysuckle hauled off some common ground after being removed by the resident
 - Tree removed behind Down Hill
 - Fallen tree removed from Common ground on Echo Hill
 - Tree on Great Hill was looked at and deemed okay; another nearby tree may need to be removed
 - Omni working on removing brush near Applestone, limbs near 523 Echo Ct., and Briarhill Cul-de-sac
 - Turn around time for tree removal has been about 6-8 weeks
 - Michael talked about a Bradford pear tree near the pool that fell recently; he discussed with the tree company about removing a few of these each year and replacing with something else because they are very prone to falling and are not appropriate for our climate (vulnerable to storms)

b) Finances – Kevin Supple

- i) Financials as of June 30, 2021
 - \$84,400 – revenue to date; if collection rate remains steady, we are on track to meet budgeted revenue

- \$63,500 in expenditures; largest expenditure items are lawn care, pool servicing and landscaping/tree removal; we are on track to remain within our budgeted amounts
 - Copy of June financial statement provided to attendees and is attached to these minutes
 - Monthly financial statements are available on the Association's web site: www.rollinghillsrusticvalley.com;
 - Thanks to David Bitterbaum for maintaining the web page
 - ii) Carpentry work is needed at the pool to repair the doors to the pump house; suggestions of a reputable carpenter to complete this work are welcome
 - A resident made a recommendation for a contractor; contact will be made about completing the necessary work
 - iii) Funds were budgeted this fiscal year for replacing the chaise lounges at the pool
 - We have approximately 28 chaise lounges at the pool; some of the current chaise lounges are in bad repair; all are in need of an upgrade
 - Furniture needs to be stackable, since we do not have an indoor location to store the furniture over the summer
 - Kevin found nice chaise lounges on sale at Forshaw - \$554 each; \$13,300 to replace 24 chaise lounges (cut sheet about the chaise lounges is attached to the minutes)
 - A suggestion was made to spread the purchase over several years; drawback to this is that you could end up with mismatched furniture
 - A suggestion was made to use a cable to secure the lounges to prevent theft
 - A suggestion was made to check with the City of Ballwin, ProPool, or other companies who might have insight into the best place to purchase pool furniture
 - Residents were encouraged to provide alternate ideas for replacement furniture
 - After much discussion, **NO CONSENSUS** was reached on moving forward with replacing the pool furniture
 - iv) Bath house at the pool
 - There was extended discussion about building a bath house at the pool
 - The main cost is likely to be tying into the existing sewer lines
 - (a) A suggestion was made that, if MSD does more creek remediation work in the area, we might be able to reduce costs for the sewer hook up by linking it to the creek remediation work; someone would need to reach out to MSD prior to the creek remediation work being bid out
 - The question was asked if an HOA could take out a loan for capital work, like building a bath house; Justin confirmed that this is possible
 - v) Please be mindful not to park on the grass when you use the pool or fields
 - vi) This will be Kevin's final year serving as Financial Trustee
- c) Pool – Eagle Quint
- i) Resident use has been steady this year; daily pool hours are 10 am to 7 pm
 - ii) Guest fees are \$5/person/day; revenue has been solid, with over \$1,200 collected
 - Question was asked about reflecting this revenue in the financial statements; Justin shared information about prior fiscal years; the revenue for this fiscal year has not been recorded yet, but will be reflected separately in the financial statements
 - There was extended discussion about fees and allowing non-residents to use the pool

- A question was raised about possibly sending a survey to residents about guests at the pool; no consensus to send a survey, as typically there has not been a very high response rate
 - Consensus among the group was to not allow non-residents to use the pool; this information will be shared with the new pool trustee to make a decision on when/if to implement this recommendation
- iii) Attendants have been instructed to vacuum the pool daily; the pool has been in poor condition on several days due to a combination of severe storms and inexperienced staff
- iv) There was discussion about the need to properly drain the pool so as to not cause damage; this information will be shared with ProPool
- v) Pool expenses were brought up and a question was asked about why we don't get a discount for not having life guards; Pro Pool keeps their fees the same to us regardless of having an attendant vs. a lifeguard; if we didn't have an attendant it would be cheaper, but we wouldn't have anyone to monitor the pool; consensus of attendees was to retain the use of attendants
- vi) The area surrounding the pool is in need of landscaping

d) Management Company – Justin Moore

i) Delinquencies Update

Street	# of Delinquencies	Amount Owed
Applestone Dr.	1	\$ 700.00
Briarhill Ct.	5	\$ 8,679.04
Country Downs Dr.	3	\$ 2,900.00
Down Hill Dr.	8	\$ 11,405.56
Echo Hill Ct.	2	\$ 3,456.46
Echo Hill Dr.	6	\$ 7,594.65
Far Hill Dr.	1	\$ 2,983.80
Great Hill Dr.	5	\$ 3,899.95
Harvest Hill Ct.	3	\$ 2,450.00
Rustic Valley Ct.	0	\$ -
Rustic Valley Dr.	2	\$ 1,750.00
Vernal Hill Ct.	4	\$ 4,958.99
Total	40	\$ 50,778.45

Amount Owed	# of Homes
>\$2,000	8
\$701-\$1,999	18
\$700	11
\$351-\$699	5
\$350	45
<\$350	6
Total	93

- i) Justin went over delinquent accounts; good progress has been made on large collections – we only have 8 accounts with over \$2,000 owed, which is down from over 20 about 4 years ago
- ii) Electronic Payments of Association Fees
- (1) Instructions were included in the May 2021 newsletter and included as an attachment to these minutes for easy reference

- iii) Trustee Letters – needed for refinancings, purchases
 - Contact Justin Moore for letters needed for sales or refinancings
 - Send an email to pmi.association@gmail.com

4) New Business

- a) Election of Pool Trustee
 - i) Rachell Mitchell offered to serve as Pool Trustee; she was elected by acclamation
 - ii) Thanks to Rachell for agreeing to serve in this role

5) Resident Concerns

- a) Can the minutes be posted to the Facebook page?
 - i) Minutes will be posted to the Association web page; if possible, will be posted to the Facebook page as well
- b) We had a question about cars being parked on the street that are no longer running
 - i) Residents should notify the Ballwin police
- c) Someone asked about parking on the street on a cul-de-sac and it being a hazard in case of emergency
 - i) We will check with the city and see if this parking is allowed or not
- d) Concern expressed about speed of cars driving on Rustic Valley
 - i) Speed limit signs and warnings have been put up, but they were wondering if there could be a “traffic calming” device installed to slow down speeders
 - ii) Suggestion was made to go to a city council meeting to address the issue
- e) Concern expressed about an issue with the asphalt repair on Rustic Valley completed after a recent water main break
 - i) Michael addressed this and said it was likely it was a temporary repair and it should be permanently repaired within a few months
 - ii) Missouri American Water should be contacted for additional information or to report poor state of current repair
- f) Question asked about overgrown grass on properties
 - i) Concern should be reported to City of Ballwin

6) Adjournment

- a) The meeting was adjourned at 8:39 pm

Nomad Chaise Lounge



\$554

Features: Emoti offers great transitional styling at great value prices! Teak accents on the aluminum frame exude luxuriousness, and comfortable Sunbrella cushions will stand up to years of outdoor exposure.

Dimensions: Length: 28.5; Depth: 80.3; Height: back height: 37.8

Finish: Black

Warranty: Frames: Aluminum frame construction is warranted against defects in material and workmanship for seven years from purchase date. Damage to frames or welds resulting from improper assembly or exposure to water and/or sub-freezing temperatures is not covered. Finishes: Paint finishes are warranted against peeling, cracking and blistering for three years from purchase date provided the item has not been scratched or abraded. Chips and scratches or fading resulting from normal wear and tear and exposure.

Instructions for Using the Payment Portal

You can now access your account information or make a payment via our updated secure website. Visit <https://pmisl.cincwebaxis.com/> Once at the site, please follow these procedures:

- 2) Click **REGISTER** at the upper right corner of the window.
- 3) Input your property information into the form.
- 4) Your registration request will be reviewed by the management office.
- 5) Once your registration is confirmed, you will receive an email (from donotreply@cincsystems.net) with a link to set your password for your new login id.
- 6) Check your Junk Mail frequently if you have filters that may prevent this email from reaching your inbox.
- 7) Access the email and password link to reset your password as soon as possible, as it will expire within 5 days of the date of the email.
- 8) If you miss the 5-day deadline, return here and click "Forgot Password". A new password link will be emailed to you, which will also expire within 5 days. Please note that anytime you request a new password, the one in previous emails will be voided.
- 9) Once you reset your password, you may log in using your email address and your new password.

Rolling Hills Country Club Park

Financial Statements as of June 30, 2021

	<u>FY21 Budget</u>	<u>June 2021</u>	<u>FY21 Year To Date</u>
REVENUE			
<u>Assessments</u>			
Current Assessments	92,000.00	6,665.00	83,804.53
Delinquencies	-	-	700.00
Lien	-	-	-
Pool Membership	3,000.00	-	-
Other Revenue	-	-	(100.00)
Interest Income	75.00	1.82	26.24
Total Revenue	<u>95,075.00</u>	<u>6,666.82</u>	<u>84,430.77</u>
EXPENDITURES			
<u>Utilities</u>			
Ameren	2,500.00	38.80	309.99
Missouri American Water	1,200.00	22.84	131.90
Republic Services	500.00	-	-
<u>Landscaping</u>			
Regular Lawn Care Services	15,000.00	4,200.00	5,775.00
Brush Removal and Landscaping	15,000.00	1,800.00	1,910.00
<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	200.50	5,525.50
County Health Permit	-	-	354.00
R&R Porta-Potty	-	-	-
Pool Maintenance/Equipment Replacement	8,500.00	-	-
<u>Insurance</u>			
Secura Insurance	5,200.00	-	3,130.00
The Crane Agency	-	-	-
<u>Miscellaneous</u>			
Postage for Mailings	750.00	-	-
Incidentals	750.00	163.50	244.05
<u>Legal Services</u>			
Lien Notices, etc.	8,000.00	-	-
<u>Special Projects</u>			
To Be Determined	3,500.00	-	-
	-	-	-
	-	-	-
<u>Miscellaneous</u>			
Miscellaneous	1,000.00	-	234.00
Total Expenditures	<u>94,000.00</u>	<u>6,842.31</u>	<u>20,947.80</u>
Variance - Revenue Over/(Under) Expense	1,075.00	(175.49)	63,482.97

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Annual Homeowner's Association Meeting
July 20, 2021 - 7:00 pm - Ballwin Police Department

Name: <u>John Barth</u>	Address <u>506 Great Hill dr.</u>
Name: <u>BERNIE WIDDIS</u>	Address <u>426 COUNTRY DOWNS</u>
Name: <u>Vincent Crawford</u>	Address <u>528 Echo Hill Ct</u>
Name: <u>STEVE MOORE</u>	Address <u>402 FAR Hill Dr</u>
Name: <u>Jennifer Green</u>	Address <u>515 Echo Hill Ct</u>
Name: <u>Michael Blatner</u>	Address <u>427 Country Downs</u>
Name: <u>Mike Eder</u>	Address <u>609 Hickory Knoll Ct</u>
Name: <u>Kenya Ditto</u>	Address <u>676 Rustic Valley dr</u>
Name: <u>Susan Gray</u>	Address <u>538 Vernal Hill CT.</u>
Name: <u>Yaron Bledsoe</u>	Address <u>529 Vernal Hill Ct</u>
Name: <u>Mary Emke</u>	Address <u>523 Echo Hill Ct</u>
Name: _____	Address _____

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Name: Kat, Charles, Maddy Albert

Address 405 Briarhill Dr

Name: Craig & Vicki Simington

Address 411 Rustic Valley Ct.

Name: Jennifer Beuke

Address 408 Rustic Valley Ct.

Name: MASON ROGERS

Address 442 Downhill Dr

Name: Rachell Mitchell

Address 622 Rustic Valley

Name: Darlene Desroches

Address 434 Great Hill Drive

Name: GREG OARNE

Address 440 Great Hill Dr

Name: Diane & Steve Newoechner

Address 541 Great Hill Dr.

Name: _____

Address _____

Name: _____

Address _____

Name: _____

Address _____

Name: _____

Address _____