

RHCCP Annual Meeting July 22, 2020

Kevin Supple, finance trustee, called the meeting to order at 7:02 pm.

Introductions and an agenda overview were provided by Kevin.

Kevin introduced Eagle Quint for the pool update.

Pool Update -

- Eagle went over the opening of the pool and provided an overview about the operations of the pool.
- We have 4 pool attendants.
- The pump house was repainted and we purchased some new umbrellas.
- We have had 5 spot checks from the county and received 5/5 on all checks – it has been kept clean and the area orderly.
- We have been following St. Louis County requirements for operation of the pool:
 - Bathers must bring their own chairs; it is an inconvenience, but mandatory by order of the County. Same applies to rafts and pool noodles and similar products.
 - We mandate that everyone wash their hands upon entering the pool.
 - We also practice social distancing of at least 6 feet for each family unit.
 - We have a limit of 36 people in attendance at the pool at any time.
- The water is chlorinated to be at a safe level but high enough to inhibit the COVID virus.
- We haven't allowed guest memberships, but we do allow daily guest passes for \$5. We have had a lot of guests this year.
- Guest fees are being used to purchase cold beverages for anyone who goes to the pool.
- Last year, pool was kept opened an extra 3 weeks after Labor Day and we are determining whether that will be able to be done this year.
- Question was asked about needing pool attendants. The attendants are there to handle the mechanical operations of the pool as well as cleaning the pool.
- A resident brought up that Marco Polo wasn't allowed; discussion was had and they will allow the game as long as it isn't disruptive.
- A resident asked about connecting the pool to the sewer system. We don't have any update on if or when the city/county would require that. A question was asked to see if we could get a bid to see what it would cost to fix the issue, if the city or county required it. There are no plans to seek bids at this time.
- Eagle addressed a few issues with pool that might come up – the fence was too short but has been grandfathered in; to put the sewer line, he was told it would cost \$98,000. Also, the porta potty is cleaned numerous times a day by Eagle.
- Kevin suggested that the broader picture of pool updates be considered. Starting to do improvements might result in additional updates that could be required, which could lead to an additional assessment. He discussed that in the past very few people showed up to vote for the special assessment. He would want to ensure that the entire subdivision had an opportunity to vote before making any decision to spending significant sums on the pool.

Discussion about the pool was brought to a close

Common ground updates were brought up next

Common Grounds Update –

- MSD is responsible for the work on the creek abatement project. The subdivision isn't in charge of or aware of exactly what will be worked on. Any questions should be brought up to MSD.
- We added new signs for Rolling Hills similar to the Rustic Valley signs from last year. It was paid for with the MSD payment we received.
- Lawn care had a new crew this year. They had a few troubles getting to know all the common ground, but we think they are back on track at this time.
- We have had 13 trees removed so far this year and an 18 additional common ground trees are scheduled for removal.
- We are using a new contractor as the previous one ceased operations.
- We are in the process of doing some cul de sac renovations; they are being funded by the MSD payments.
- Thanks was expressed to the residents of Great Hill Drive who designed and installed the plantings at the entrance to Great Hill Dr. They will also help maintain these plantings.
- We will continue to renovate additional cul de sacs in the future, as funds allow.
- A resident brought up possibility of no parking signs on a cul de sac. It was recommended that they reach out to the city.

Financial Update –

- We currently have 66 homes that are delinquent, for a total of just over \$58,000. This represents about 25% of the homes in the subdivision.
- We have collected over \$25,000 in delinquent assessments at this point this year.
- Delinquencies of homeowners were brought up as well as assessment costs. There was discussion of the demand letters that have been sent to delinquents. At this point, anyone who owes more than \$1,000 has been sent to collections with our attorney.
- A question was asked about how much of the \$23,000 from MSD was spent. We have spent almost \$9,000 of that. It was requested by an attendee that we put the rest in reserve in case the pool updates were required by the government.
- A question was raised about spending money on a cul-de-sac instead of going to reserves. We have had discussions regarding signage and improving the looks of the cul de sacs at prior Association meetings and had agreement to proceed with this work.
- A resident asked about priorities of what needs to be addressed – what is being prioritized and how decisions are made. The Trustees make the determinations of how funds are spent.
- Right now we have 2 trustees. Last year we had no volunteers to be added to the board and are looking for more now.
- A question was raised about a retaining wall on Country Downs that is collapsing and is on common ground – it is a question that will need to be looked into and Eagle will go to the property to investigate

Common Grounds Trustee Position –

- Kevin brought up nominations for common grounds trustee. One resident was going to talk to her husband about the position.
- There were no other nominations of volunteers.

Other Business –

- Kevin brought up that monthly financial statements are posted on the website.
- The Association web site is www.rollinghillsrusticvalley.com
- We also have a Facebook group – Rolling Hills and Rustic Valley Subdivision Group.
- PowerPoint slides from tonight's meeting will be posted on the website this week as well.
- Kevin asked for any other issues or questions.
- A resident thanked Kevin and Eagle for serving.

There were no other questions or issues, so the meeting was adjourned at 8:07.

Rolling Hills, Rustic Valley and The Meadows

HOMEOWNER'S ASSOCIATION MEETING

JULY 22, 2020

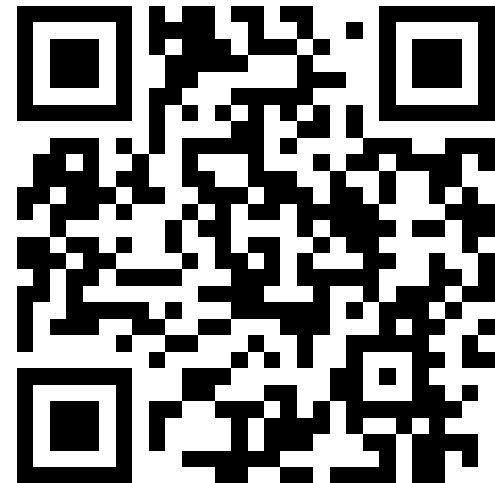


AGENDA

- Attendance
- Pool Update
- Common Grounds Update
- Financial Update
- Common Grounds Trustee Election
- Other Business

ATTENDANCE

- Please go to **<http://bit.do/fGQjB>** on your mobile device
- Enter your name and address
- Submit form
- This is for our recordkeeping purposes



POOL UPDATE

- Pool opened on June 15
 - Open daily from 11 am – 7 pm
 - Pool Trustee is present daily
- Pro Pool providing pool servicing and attendants
 - Last year's attendants returned
 - Some attendants are residents
- Pump House repainted
 - Removal of shrubbery allowed entire building to be painted

POOL UPDATE

- St. Louis County requirements being followed
 - Limited to 36 bathers
 - Bathers must bring own chairs
 - No pool toys, floats, etc.
 - Handwashing upon entry
 - Social distancing on pool deck
- Increased water testing performed daily
 - St. Louis County Health Department scores = 5; highest possible
- No Annual Guest Memberships
 - Daily Guest Fee = \$5.00

COMMON GROUNDS UPDATE

- MSD work continues on creek abatement project
 - Subdivision is not involved in this work
 - Contact MSD with questions/concerns
- New signage added
 - Two new signs added for Rolling Hills; old signs removed
 - Same design as Rustic Valley signs installed last year
 - Funded through MSD easement payment
- Lawn Care
 - Some issues this year, as C&C Landscaping experienced issues with having a consistent, trained crew
 - Call Eagle at (636) 527-5491 with concerns

COMMON GROUNDS UPDATE

- Tree Trimming
 - Have removed 13 trees so far this year
 - 18 additional common ground trees scheduled for removal
 - Using new contractor; prior contractor ceased operations
- Cul de Sac Renovations
 - Thanks to the “Great Hill Gardeners” for their work planting, pruning and mulching entrance to Great Hill Dr
 - Plans are underway to fund plantings in the 2 cul de sacs at the end of Great Hill Dr
 - Residents involved in the planning, design and maintenance, of the work
 - Funded through MSD easement payment

FINANCIAL UPDATE – AS OF JUNE 30, 2020

		FY20 Budget	June 2020	FY 2020 TOTAL
REVENUE				
<u>Assessments</u>				
	Current Assessments	75,000.00	7,895.00	87,288.67
	Delinquencies	20,000.00	-	2,250.00
	Lien	-	650.00	650.00
	Pool Membership	2,000.00	-	-
	Other Revenue	-	-	203.77
	Interest Income	-	5.30	39.50
	Total Revenue	97,000.00	8,550.30	90,431.94

FINANCIAL UPDATE – AS OF JUNE 30, 2020

		FY20 Budget	June 2020	FY 2020 TOTAL
EXPENDITURES				
<u>Utilities</u>				
	Ameren	2,600.00	202.06	478.76
	Missouri American Water	800.00	569.28	673.14
	Republic Services	500.00	-	-
<u>Landscaping</u>				
	Regular Lawn Care Services	15,000.00	-	2,100.00
	Brush Removal and Landscaping	20,000.00	600.00	6,750.00
<u>Management Services</u>				
	PMI St. Louis Management Fees	5,000.00	416.67	3,333.36

FINANCIAL UPDATE – AS OF JUNE 30, 2020

		FY20 Budget	June 2020	FY 2020 TOTAL
<u>Pool Expenses</u>				
	ProPools Management Fees	27,000.00	2,300.50	17,904.20
	County Health Permit	-	-	-
	R&R Porta-Potty	1,000.00	-	-
	Pool Maintenance/Equipment Replacement	3,500.00	1,150.00	1,150.00
<u>Insurance</u>				
	Secura Insurance	5,200.00	-	5,110.00
	The Crane Agency	-	-	-
<u>Miscellaneous</u>				
	Postage for Mailings	750.00	-	274.68
	Incidentals	-	-	33.19

FINANCIAL UPDATE – AS OF JUNE 30, 2020

		FY20 Budget	June 2020	FY 2020 TOTAL
<u>Legal Services</u>				
	Lien Notices, etc.	6,000.00	-	9,650.00
<u>MSD Fund Allocations</u>				
	Cul-de-Sac and Entrance renovations	3,000.00	824.95	824.95
	Signage for Rolling Hills	6,000.00	-	3,278.70
		-	-	-
<u>Miscellaneous</u>				
	Miscellaneous	500.00	-	524.95
	Total Expenditures	96,850.00	6,063.46	52,085.93

DELINQUENT ACCOUNTS

Amount Owed	Street	# Homes
\$4,594.47	Applestone Dr	4
\$9,283.15	Briarhill Ct	6
\$2,900.00	Country Downs Dr	5
\$8,640.56	Down Hill Dr	9
\$2,756.46	Echo Hill Ct	2
\$7,204.65	Echo Hill Dr	8
\$5,883.80	Far Hill Dr	5
\$5,564.37	Great Hill Dr	10
\$3,800.00	Harvest Hill Ct	5
\$350.00	Rustic Valley Ct	1
\$2,400.00	Rustic Valley Dr	6
\$4,793.99	Vernal Hill Ct	5
\$58,171.45		66

DELINQUENT ACCOUNTS

Amount Owed		# Homes
> \$2,000		9
\$701 - \$1,999		11
\$700		14
\$351-\$699		8
\$350		22
< \$350		2
		66

DELINQUENT ACCOUNTS

- Collection efforts continue
- Total delinquent amount collected this year = **\$25,741**
- Legal Fees = **\$9,650**
 - Legal fees are added to delinquent amount and collected from homeowner
- Please be aware of homes that are for sale, especially if listed “For Sale By Owner”
- Payment of Association Dues helps maintain community and improves property values for everyone

COMMON GROUNDS TRUSTEE

- Accepting nominations
- Three-year term
- Must be current on dues to serve as a Trustee

OTHER BUSINESS

- Association web site: **rollinghillsrusticvalley.com**
 - Updates will be posted to web site
 - Thanks to David Bitterbaum
- Follow us on Facebook
 - **The Rolling Hills and Rustic Valley Subdivision Group**

THANK YOU


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RHCCP Homeowners Association Meeting

July 22, 2020

Timestamp	Name	Address
7/21/2020 19:18:46	Kevin Supple and Eagle Quint	412 Rustic Valley Ct
7/22/2020 18:47:22	Zachary Shepherd	419 Country Downs
7/22/2020 18:47:58	Bernie Widdis	426 County Downs Drive
7/22/2020 18:52:20	Holly Blattner	427 Country Downs Dr
7/22/2020 18:53:41	Steven Moore	402 Far Hill Drive
7/22/2020 18:57:03	Mary Emke	523 Echo Hill Ct
7/22/2020 18:57:44	Julie Brinker	426 echo hill dr.
7/22/2020 19:05:30	Jennifer Green	515 echo hill ct

Rolling Hills Country Club Park, Including Rustic Valley and The Meadows
Annual Homeowner's Association Meeting
July 22, 2020 - 7:00 pm - Ballwin Police Department

Name: Darlene Desroches

Address 426, 434, 448
Great Hill Drive

Name: GREG ORTMAN

Address 440 GREAT HILL DR

Name: SUSAN MONROE

Address 500 Vernal Hill

Name: CHRIS MONROE

Address 500 Vernal Hill

Name: _____

Address _____

Name: _____

Address _____

Name: _____

Address _____

Name: _____

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