

Highlands Rosedale Homeowner's Association No. Two Inc.
Minutes of the Annual Meeting of the Members
January 27, 2016

Annual Meeting – January 27, 2016

Meeting was called to order by Tom Repp at 7:10pm at the Rosedale Clubhouse Community Room.

Attendees Present:

Board Members: Tom Repp, Reon Onstine, Lynne Woodman, Bob Berube, Diane Raccio

Owners: Mary & Constantine Lucas, Robert & Francis Mallarino, Susan Onstine, Nancy Ragland, Sharon Repp, Arlene Silverman, Mike Spellman

Proof of Notice of the Meeting:

- Proof of notice was provided by the December 18, 2015 and January 7, 2016 emails sent by Tom Repp to all association members.

Approval of Minutes:

- Reon Onstine stated that the minutes from the January 29, 2015 Annual Meeting had been posted on the association's website, *RosedaleHD2.com*. In lieu of reading the minutes Reon requested a motion to approve the 2015 Annual Meeting Minutes. Motion was made by Robert Mallarino to accept the minutes. Motion seconded by Nancy Ragland and unanimously approved.

Treasurers Report:

- The final income/expense statement for 2015 and the budget for 2016 were distributed for review. The budget had been previously approved by the Board.
- Lynne Woodman reviewed both documents. There were no follow-up questions from members.
- HOA dues will remain at \$450 for 2016

Other Business and Open Discussion:

- Bob Berube and Bob Mallarino will be heading a Landscape Committee to work with Teal Landscaping. Residents are encouraged to call Teal directly with special requests for their individual properties.
- Susan Onstine and Sharon Repp will continue to head the Architectural Review Committee.
- A question was asked as to whether approval was required to replace landscape plantings. If the plants in question are annuals, no approval is required. New and replacement plantings other than annuals should be submitted for approval.
- Discussion held on maintenance of the common hedge between the HD1 and HD2 associations. The maintenance is shared between Teal Landscaping and Valley Crest. There have been past problems with the hedge maintenance performed by Valley Crest, the HD1 contractor. The width of the hedge causes access problems in trimming the top of the hedge. The proposed solution is to taper the top to be narrower than the bottom. This will be discussed and reviewed.
- A concern was expressed regarding an excessive water bill that could possibly be attributed to a broken sprinkler line. The association's policy on sprinkler repairs was reviewed. The association pays for sprinkler repairs up to \$25.00. Teal Landscaping provides the material and no labor charge. Teal Landscaping inspects sprinkler operation quarterly. It was recommended that members periodically turn on their sprinkler systems and check the operation.

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- A complaint was stated on the lack of advance notification by Blue Frog for application of fertilizer and herbicides. Residents would like to know in advance so as to keep pets from being in the treated lawns.

Meeting adjournment

- Concluding that no further business was required, Tom Repp requested a motion to adjourn.
- A motion to adjourn was made by Robert Mallarino, seconded by Mike Spellman and unanimously passed
- Meeting adjourned at 7:35pm



Reon R. Onstine
Secretary

Rosedale Highlands HOA Two, Financials 2015

Income/Expense and Comparison to Budget

	Budget	Actual
Income		
Annual Homeowner Dues	\$66,600.00	\$66,600.00
Expenses		
Accounting	\$125.00	
Backflow Checking	\$950.00	\$900.00
Insurance	\$2,500.00	\$2,312.00
Landscaping	\$39,161.00	\$39,160.80
Miscellaneous	\$450.00	\$347.14
Mulch	\$5,750.00	\$6,238.10
Roof Cleaning	\$4,995.00	\$4,995.00
Sprinkler Repair	\$1,200.00	\$459.50
Taxes	\$150.00	\$70.00
Tree Trimming	\$2,000.00	\$2,024.00
Total Expenses	\$57,281.00	\$56,506.54
Net Income	\$9,319.00	\$10,093.46

Balance Statement

Assets	
Cash in Bank	\$36,849.37
Petty Cash	\$200.00
Total Assets	\$37,049.37 *

* Carry-Forward Balance from 2014 \$26,955.91

Rosedale Highlands HOA Two 2016 Budget

	2016
Income	
Dues Per Quarter	\$450
Annual Dues	\$66,600
Expenses	
Backflow Inspections	\$1,100
Insurance	\$2,315
Landscaping	\$39,161
Miscellaneous	\$500
Mulch	\$6,500
Sprinkler Repair	\$1,200
Taxes	\$70
Tree Trimming	\$2,500
Web Page Rental	\$115
Total Expenses	\$53,461
Net Income	\$13,139
2015 Carry Forward Cash Fund Balance	\$37,049
Projected December 31, 2016 Balance	\$50,188