**ROLLING HILLS-GLENCAIRN**

**BOARD MEETING MINUTES**

**September 17, 2019 @ 7:00 pm**

**President, Eugene Hartman, called the meeting to order at 7:00 pm.**

**Board members attending: Eugene Hartman, Kathleen Parvin, Bob Simpson, Chris Otto, Steve Baker and Frank Walls. Absent: Carol Goeth & Dan Kelly.**

**Also attending: Office Manager, Ruby Hall.**

**Approval of Minutes—**

* Mr. Simpson moved to approve the minutes of the August 13, 2019 meeting. Mr. Otto seconded the motion. Motion passed unanimously. Minutes of August 13, 2019 board meeting are approved and entered into the association records.

**New Business/Public Comment—**

* There are roosters in the community. The boards’ inability to enforce their removal is continuing to be an issue. A second certified letter and legal action are the next options at this time.
* In the coming months, the board will review the by-laws & previously recorded restrictions. They will research adding covenants and restrictions (CC & R’s), to be voted on at the next annual meeting. These may include junk cars, yard maintenance, roosters, parking, leashing pets, etc.

**Bookkeeper/Office Report—**

* August 2019 preliminary financial reports were reviewed.
* The USDA restricted CD, held at Heritage Bank was rolled over for another 12 month term. Next year’s renewal date is 7/8/20. Current interest rate is .60%.
* Water connection fee for Henley @ lot 39, Block 2 was received in the office.
* Reviewed emails from Mr. Cohen regarding Bakke estate’s mowing, past due fees and vehicles.
* Mr. Hartman motioned to send a 30 day notice to the owner of lot 11, block 17 (1624 Allyson St.) requiring that they pay their past due account within 30 days, or their water connection will be revoked. Ms. Parvin seconded the motion. Motion passed unanimously.

**Grounds and Community Report—**

* The Fair Trade has nearly completed 2nd field mowing for 2019. It will be complete this week and billing will be included with our October statements.

**Dock/Pier Report—**

* The ramp to the float has been raised. The float is scheduled to be returned to Coupeville for winter storage within the next 2 weeks.
* No response from Doran Fence for beach gate bids. The Fair Trade will give a bid for them and other bids are being solicited.
* Used needles have been found in the parking lot and on the beach. Notice regarding safety and proper disposal will be included in the monthly newsletter.

**Clubhouse/Pool Report—**

* The pool will be closed for winter before the end of September.

**Water Report—**

* Unaccounted water for August was 11.32%. A Rolling Hills leak was found at 1735 Penn Cove Road. It was a failed water meter.
* The generator failed to test twice in August. Island Diesel has restarted it. Annual service will be scheduled and will include replacement of fuel filters and flushing of fuel tank.
* No update on the cycle stop valve installation.
* Full System Flush is scheduled for October 10, 2019.

The meeting adjourned at 8:30pm. The next regular board meeting is scheduled for

October 8, 2019 at 7pm.

Submitted for approval by Ruby Hall.