

Rolling Hills Master Homeowners Association
April 28, 2012

Board Attendees

Phase 1

Paul Hayward – Vice President
Buddy Putnam
Dave Ward

Phase 2

Norwood Clark
Tom Curvel - Treasurer
Jane McDaniel

Phase 3

Jack Higgins – President
Greg Annuci

Bob Nawrocki – Secretary

Absent – Jim Lorentson

There were 10 homeowners in attendance.

President's Message

Mr. Higgins reminded homeowners that they should not place tree cuttings and other yard waste out for Friday pickup before Thursday. He asked for the cooperation of all homeowners

Management Committee

C&R inspections – Inspection was done on April 4th. Lawn issues still prevail. A number of homeowners are making an effort to resolve the issues but others are not.

Bestcon Foundations – The board decided not to remove the foundations because our documents do not allow HOA funds to be used on private property. Homeowners are still interested in removing these foundations and language will be inserted into the new C&R documents to allow this to be done.

Entranceway – New lighting is up and is generally good. One light remains to be installed. Maintenance performed on existing lights. Bulbs were replaced and lenses cleaned. Summer flowers have been planted and grounds remulched.

Ponds – There is an erosion issue at Pond #4 behind 205 Churchill Drive. The bank is eroded and a wall will be constructed to prevent further erosion. There was an issue regarding Pond #5 being filled with algae. There are EPA limitations on the amount of chemicals that can be used in the ponds and we are looking at other ways to control the problem. Lake Doctors have been instructed to only respond to the HOA regarding pond matters and not to specific homeowner complaints. All work done by Lake Doctors has to go through the HOA.

Election – The schedule for the mailing of election materials was presented and the dates and location for the various phase’s meetings was announced.

Treasurers Report

FY 2011-12 Net Deposits	36,875.73
Balance Surplus from last FY	27,588.94
Total Funds 4.27/2012	64,464.67
FY 2011-12 Accumulated Expenses	(22,587.40)
Balance as of 4/27/2012	41,877.27

The treasurer is awaiting bills for entrance lights, fence painting and lawyer.

Merger Committee

On target for moving forward with the merger the committee is waiting for the rewrite of C&R documents from the lawyer.

ARB Committee

The committee reported that there was no new activity.

Votes

Dave ward moved and B. Putnam seconded that the change to ARB rule 1.12 be tabled until after the merger.

Phase 1	
Dave Ward	Yes
Buddy Putnam	Yes
Paul Hayward	Yes
Phase 2	
Norwood Clark	Yes
Tom Curvel	Yes
Jane McDaniel	Yes

Phase 3

Jack Higgins	Yes
Greg Annuci	Yes

Motion Approved

Mr. Hayward and Mr. Putnam seconded that a community speed limit of 15 MPH be set and that a sign be posted under the stop sign at the corner of Chelsea and Churchill Drive.

Phase 1

Dave Ward	Yes
Buddy Putnam	Yes
Paul Hayward	Yes

Phase 2

Norwood Clark	Yes
Tom Curvel	Yes
Jane McDaniel	Yes

Phase 3

Jack Higgins	Yes
Greg Annuci	Yes

Motion Approved

Final Items

A resident reported that on several occasions' people in cars, not residents, were sitting and drinking in front of one of the vacant lots. Should anyone see any suspicious behavior the appropriate thing to do is to call the Sheriff to have it checked out.

A resident reported that there is an open window in the unfinished house in Phase 2. It will be checked out.

The white lines at the stop signs will be repainted in the near future by Mr. Langford, Mr. Higgins and Mr. Ward. Residents are asked not to drive on the freshly painted lines.

Next meeting is June 16th at 10:30 AM at the Anastasia Island Branch Library.

Meeting adjourned at 1:55 Pm



Rolling Hills Master Homeowners Assoc.
The Cottages at Hidden Lakes Homeowner's Assoc.
Rolling Hills Phase Three Homeowners Assoc.

PO Box 860013, St. Augustine, Florida 32086

Date of notice: April 23, 2012

Meeting announcement to all owners of the Hidden Lakes Community:

Subject: General meeting of owners and HOA boards

Date: **Saturday, April 28, 2012**

Time: **** 1:00 PM ****

At: St. Johns County Library – Main Library
1960 N. Ponce de Leon Blvd.
St. Augustine 904-827-6900

AGENDA

President's Comments	Tree Cuttings out on Thursday night
Grounds Committee Report	Rolling Hills Fence Project,
Mgt. Committee Report	C&R Inspection Entranceway lighting Election Process Announcement of Board Candidates for 2012
Treasurer Report	
Merger Committee Report	Legal review of merger documents Merger vote target date
ARB Report	Recent activity
Vote by Boards	Vote whether to allow basketball hoops subject to ARB restrictions Whether to post a speed limit sign at the front entrance
Closing Statement	Next meeting: Sat., June 16, 10:30 AM Anastasia Island Library