

Rollins Ranch HOA Board Meeting
 Cottonwoods Water Building 8 PM

Attending:

Board Members: Brandon Flitton, Russ Willardson, Tony Curtis, Blaine Duke and Jared Johnson

HOA Manager: James Durrant

Homeowners in attendance: Gordon Sant

Agenda:

1. Welcome and introductions.
2. Review and approve the last board meeting minutes.

Review of minutes from last meeting. Approved.

3. Update on land sale: James contacted Blaine (Mark’s attorney for an update) hasn’t received a response. James called the county to get an update left a message with Josh Cook the county Planning Director. They told me that the HOA is required to submit the application for the amendment to the development agreement within 30 days or the county will start the process to void the sale. I told them that it was my understanding and our attorney’s understanding that Mark’s attorney, Blaine Blood, was taking care of that. I spoke with the HOA attorney, Michael Miller, he will reach out to Blaine Blood tomorrow.

Working to get approved should know more by next meeting. Discussion on putting money in Money market.

4. Secondary Water Update. See the below graph. The HOA board’s plan to reduce water usage has worked. 2023 usage was 4,906,620 2023, so far in 2024 the usage is 2,705,182. The HOA is 2,201,438 less than last year. James will meet with the Secondary Water Company at the end of the season to share results and discuss future costs and share potential water wise landscaping. These efforts should result in a lower water bill.

Rollins Ranch 2024 Water Usage

	RROS-SADDLEBAK-So.	RROS-SADDLEBAK-No.	RROS-ROLLR4B-A	RROS-RollinsRd-West
	Saddle Back - South OS	Saddle Back - North OS	Area, Latigo Common	Entry South OS
Apr 15 - May 1	0	0	0	0
May 2 - Jun 3	293,195	81,499	46,350	96,290
Jun 4 - Jul 2	600,652	124,478	72,924	14,996
Jul 3 - Aug 5	736,716	178,635	80,998	155,059
Total YTD 2024	1,630,563	384,612	200,272	266,345
2023 Total Usage	1,143,739	608,002	319,556	2,835,323

Discussion on watering for trees.

5. Streetlight update: One streetlight has been fixed. There was a report that the light is now on all day. The electrician will be out this week to fix it. The phot cell under the panel in the middle of the street controls the north pole, he thinks the slider over the eye needs to be adjusted. He has the other pole on his schedule within the next week.

Light is on 24/7 figuring out photo cell to turn off when it's daylight.

6. Sprinkler Update:
 - a) Craig Widmier requested that several heads behind his home be capped due to muddy puddling, he has committed to pay for the sprinkler work and any landscaping improvements needed once his home is finished. Ryan capped them and will fix them when Craig gives the word.
 - b) A geyser that was reported to Russ has been fixed.
 - c) Ryan is able to remotely turn off sprinklers when there is enough rain, he has done that the past several storms. He has really helped with the water this year.
7. Tree trimming update: The board approved ProGreen to trim the 139 trees in the HOA. Ryan reports that all the trees have been trimmed except for the trees in the natural grass area. They should be done within a week.

Done all trees except natural grass area. Should get to those next week. One tree is dead that needs to be removed. New trees in island all trees have lights except one and need to get light installed. James will let them know to remove the tree.

8. Gordon Sant fencing issue. James contacted Craig Widmier to see if he remembers who installed the fence. SN Custom Railing did the original fencing. He recommends Ace Fab for maintenance and new installations. James contacted Ace Fab to schedule a bid as soon as possible.

Was installed by developer, Gordon believes it is HOA's responsibility to maintain fence. Lad Peterson waiting on bid. Proposed replacing fence this one time then it moves to the responsibility of the owner in the future. Need to wait on bid before proposing that it moves to homeowner.

9. New landscape bid from ProGreen. ProGreen was the company that did the xeriscape landscaping in The Cottonwoods. See the pictures that Blaine Flitton shared via text. Ryan said that the cost would be \$5-6 per square foot to remove grass, soil, barrier and lay the rocks. They did The Cottonwoods in November and they can do the HOA in November of this year.

Images from Brandon Flinton reviewed from Cottonwoods. Zero scape the center strip into the neighborhood. Rip out grass and remove/replace drip lines for new plants, rubber mulch, rocks, etc. Would prefer to get started this fall on the project. Reserve fund can be used for sprinkler elements.

Invite the HOA to the next meeting to review landscaping

10. Update on Chris Weppner request for the HOA to fix drainage issues on the common area near his home. Two board members looked at this. Report.

Board says the drainage problem is not the HOA, 5 years ago Engineer shot slope and determined that water is not coming from HOA property. All roof drainage is being

Thursday, August 22, 2024

drained to the back of the property and should be buried and run to the front for proper drainage. HOA put in drains to take care of our water not his roofs water. James will let Chris know about what the board suggests, water drainage is not the HOA responsibility.

11. Other board items and assignments.

Walkabout scheduled this Sunday on Powder Horn.

Ask for volunteers to form an activity committee, James to send an email and add Jared to contact for interest in being on the board.

12. Schedule the next board meeting and adjourn.

Next HOA for neighborhood. October 3 next meeting 8 PM.