

**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:

**Agenda:**

1. Welcome and introductions.
2. Review and approve the last board meeting minutes.
3. Review financial statements
  - a) Safe now to move forward with investing the money from the common area sale?  
Jared spoke with a financial planner about a money market. CDs are an option as well.
4. Open comments by homeowners.
5. Update on land sale: Last message was that Mark's attorney is working with the county on amending the development agreement.
6. Streetlight update: Streetlights are now all working.
7. Christmas lights update: Paid in advance to get discount and on the schedule. Lights to be turned on November 1<sup>st</sup>.
8. ProGreen Update: Ryan continues to fix the sprinkler system as needed. Tree trimming of the 139 trees is completed. Water to be turned off October 15<sup>th</sup>.
9. Ownership of fences installed by the developer discussion. Who owns? Who maintains? Jared Johnson met with a fencing contractor.
10. Craig Widmier fence request.
11. Waterwise landscaping design by ProGreen. Jared and Russ met with Ryan. Ryan had some plans drawn up. ProGreen was the company that did the xeriscape landscaping in The Cottonwoods. See the pictures that Blaine Flitton shared via text. They did The Cottonwoods last November, and they can do the HOA in November of this year.

12. Visit with potential landscape architects to help with a consistent design for replacements and improvements.
  - a) Kim Eden (this is who does ProGreen's designs) via zoom
  - b) Paul Keeler was not able to meet via zoom tonight. Paul has done the landscaping design for nearly 20 homes in Rollins Ranch and a number of homes in The Cottonwoods. Paul is very knowledgeable about all things designs, and how designs will affect homeowners, lives in Idaho, he is able to visit with the board within a week or two. He proposed an upset limit of \$2,000 and let's see what he can do with that. Confident, speaks his mind and does good work.
13. Other board items:
14. Schedule the next board meeting and adjourn.