

Thursday, July 10, 2024

**Rollins Ranch HOA Board Meeting**  
Cottonwoods Water Building 7:30 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. Update on land sale: "We had a great productive meeting with Morgan County and we are working together and very collaboratively towards a solution. We are optimistic we will have something worked out in the coming weeks" –June 24<sup>th</sup>. No update since them.

Emailed Attorney yesterday, no response yet, Blaine Blood. Brandon will check with Tony on legal.

3. Secondary Water Update. No word from the secondary water company. I can't find the readings online. I assume no new is good news from them. The native grass areas have not been watered this year.

Two months ago, they said they would send reports and they are not responding, Rulon said he was going to meet with us as a warning and nothing. Water has been turned off for native grass to save on watering, over one acre.

4. Streetlight at the corner of Mustang Lane and Latigo Lane is not working. The electrician has been notified and it is on his schedule.

Light at corner of Lariat and Lasso does not work either.

5. Entry way sprinklers.

Once a week get's an email or text regarding a leak, Ryan says it's the drip system. Center strip where the trees are, zero scape that area now. Center strip with trees look at zero scaping that area now to save on patch work for drip lines. Can be used from our reserve funds, we should have enough. Need to determine cost on fence replacement. Brandon to look at Cottonwoods for ideas on how Ryan does his work. Once we get price from Ryan let the board know so we can approve sooner rather than later.

6. Trees need to be trimmed. From ProGreen:

- a) "There are 139 trees on the common ground at Rollins Ranch. Roughly 95% of them are very overgrown. We trim the trees in the islands along the entrance for \$475 once per year. I would recommend trimming them all into shape for both the appearance and health of the trees. I believe the city code for trees is to be trimmed branches up to 7 feet along sidewalks and 13 feet along roads. The center of the trees need to be thinned out as well to help them breathe better. The cost to do a one-time overhaul trim of the trees is \$8,400. That is \$60 per tree. Once we get them under control I would recommend adding all the trees to the contract to be maintained once yearly for \$3,500. That is \$25 per tree.

Please run this by the board and get their thoughts on it and let me know. Thanks  
Ryan w/Progreen"

Board agrees that the tree trimming needs to be addressed. Motion to have the overhaul done for \$8,400 of all trees. Wait on annual maintenance. Find out when the work would begin.

7. Fencing issue. HOA fence adjacent to Gordon Sant is showing aging. Needs to be fixed/maintained/replaced?

Replacement cost, where is the fence located that the HOA is responsible for? Is it black or brown original. Who installed fencing that is similar that is the homeowner? Does the owner want it replaced or torn out? James going to get with Gary to see where the original HOA fence is located.

8. Walking Trails and Garbage/littering (Jared)

More trash is showing up on areas where empty lots are between Roam. By Cattle Dr. needs to be cleaned up. Johnson is looking to purchase once Hancock property goes through. 20-foot easement for access to other neighborhood. Next newsletter watch for trash, litter, people in the neighborhood that are not caring for the property.

9. Bid from landscape architect: *Do you want the areas just along the street to be designed? Or the entire front areas of lawn and paths? I.e. the bioswale area and large areas by the main street? This area is between 3-5 acres depending on the entire bioswale/pond area. If you want me to design this entire space- I can give you a discount rate if the design changes are simple. I would only charge \$4000 instead of \$6000 for 5 acres.*

*Or do you just want the 2 islands and along the entrance drive up to the first home? This area is approximately 1.5 acres.*

Thursday, July 10, 2024

*For 1.5 acres I normally charge for a rough draft and final draft \$1500 for the design if I am permitted to use the CAD files you sent. Otherwise I would need to charge \$500 more for measurements and basemap drawing as well. I am happy to help as much as possible, just let me know how!*

*If you have measured the space differently than I have, I can adjust the estimate accordingly!*

Kim Eden, when it comes time to design, design to plan out the whole property.

10. Matt Earl paint request. Matt is requesting to have his home painted white snowbound. Currently at least one home is painted that color. It was approved by the main architectural review committee.

HOA Approves because that's what the main Architectural review committee has approved. Board approves.

11. Chris Weppner request.

Claims water from the HOA is running onto his property. Blaine and Jared to walk and look at slope and drainage. 6065 Lariat Ln. Water builds up closer to his back patio.

12. Other board items and assignments.

13. Schedule the next board meeting and adjourn.

August 22 for next meeting 8 PM.