

Rollins Ranch HOA Board Meeting *MINUTES*
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: Ryan Parker, Bill Chipp and Randy Hill.

Agenda:

1. Welcome and introductions.
2. Open Comments: *A homeowner commented on the amazing improvements that Mark is doing on the sold common property. Asked about access to the trails for those that have disabilities. Discussion on the old road with access to the bottom pavilion area.*
3. Review and approve the last board meeting minutes. *Meeting minutes were approved.*
4. Review financial statements. *James reviewed the 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.
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 1st.
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 15th.
9. Ownership of fences installed by the developer discussion. Who owns? Who maintains? Jared Johnson met with a fencing contractor. *The board discussed this and unanimously decided that the fence is owned and maintained by homeowners. James will let the homeowner know.*

10. Craig Widmier fence request. *Board discussed and approved unanimously. James will let the homeowner know.*
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. *Discussed water savings from the year, should make an impact on cost for next year's secondary water bill. Board would like to get shrub areas at entrance area done this fall and repair lines that are leaking.*
 - a) Kim Eden (this is who does ProGreen's designs) via zoom
The board met with Kim 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.
 - i) *The board unanimously approved \$2,000 Paul to do the landscaping design starting in the front of the HOA and working back as far as the \$2,000 will go.*
13. Other board items: *Letters to be sent for homeowners who have not planted trees in park strip according to HOA tree plan. Fines if not planted by end of April 2025. Letters sent to homeowners who have trailers parked in driveway. Homeowner complained that if we enforce trees in park strip, we should enforce all things like mail boxes, and trailers (2nd trailers) on peoples property. James discussed other HOAs that have amended trailers policy to allow for homeowners to have them 3 days before and after trip and rules that other HOA's have to allow between Memorial and Labor Day. 2nd trailer concern that homeowners may park in the street which could be less safe with kids and traffic, it becomes a county issue and not a HOA. James was going to drive the neighborhood to see who had trailers in Driveway and 2nd trailers parked on property.*

Thursday, October 3, 2024

14. Schedule the next board meeting and adjourn. *Next board meeting November 7, 2024 at 8 PM at the Cottonwoods Water Building.*

Items that have come up since the last board meeting. Trees covering stop signs, can't see the stop signs. Large aspen tree roots at entrance lifting up sidewalk in several spots that are a trip safety concern. It was suggested to cut down tree and remove roots and remove and replace sections of sidewalk that are compromised. James called Mike Workman, he is going to look at it and give his recommendation along with a bid hopefully.