

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: *None*.

Agenda:

1. Welcome and introductions.
2. Open Comments: *Brandon followed up on the discussion from last meeting about potential foot access to the common area using the road. Mark is looking into it. Not looking like vehicle access will happen.*
3. Review and approve the last board meeting minutes. *Minutes were approved.*
4. Update from land sale. Email from HOA attorney on October 28th: “Just heard back from Blaine. He submitted the necessary amendment to the County for review and approval. He said he is just waiting to hear back on that. He said he will keep me posted.”
5. Christmas lights. Installed and on. Report that some of the lights are on all day. James will reach out to the company and get them to fix that. *Brandon stopped and adjusted the timer today—we will see if it works.*
6. HOA Inspections
 - a) 1 home has a mailbox not in compliance. I contacted the homeowner. He replied that it is on the schedule, and he has been waiting since spring to get it done. He was going to reach back out to the contractor. Inspection earlier this week and no work has been done yet. I reached out the homeowner again and he is reaching out again to his guy. He will keep me update on the timeframe.
 - b) 1 home has tent trailer that was not in compliance. Warning violation letter sent. Homeowner contacted me and said he would get it moved with the week. Update: Inspection earlier this week, trailer is still there. Fine will be sent.

- c) 1 home had multiple boats on the driveway. Warning violation letter sent.
Homeowner contacted me and said that he was winterizing them and they will be stored off site within the week. Inspected earlier this week and they were gone.
Discovered another RV stored in a driveway this week. Violation warning letter will be sent this week.
- d) 11 homes do not have any trees planted in their yard as required by the master tree plan. Violation warning letters to be sent as discussed in the last board meeting giving homeowners until the end of April 2025 to get them planted or be fined. *Some trees cover the stop signs. James will call the county and discuss this.*
- 7. Landscape architect update. Jared and James met with Paul of Deseret Land Design. We walked around all the common areas. I have emailed the CAD files and PDF files of the entry way. I spoke with him again today. He has been swamped and he will be spending a couple of hours in the HOA tomorrow to review the site, take measurements and continue to move ahead. He warned me of the dangers of a company doing work in the entry way with traffic on the state road—wants the HOA to be prepared for that. *James will follow up with Paul.*
- 8. Update on homeowner whose account has been turned over the attorney for collection. Due to him refusing to accept certified mail. They are drafting a demand letter, wait 20 days, send another demand letter 10 days, if no response is received then they will file a lien. And begin to draft a lawsuit for judgement. All attorney collection fees are paid by the homeowner. We went through this a year ago with another homeowner and he paid in full.
- 9. Higher Interest Rates account. Information from Tony Troilo VP, Regional Sales Officer, Community Association Banking, First Citizens Bank mobile: 702-771-9569
 - a) Below is information on ICS and CDARS. I recommend we open both an ICS account and CDARS accounts. Our best rate is a 26 week @ 4.60% APY but we could also look at laddering 13,26 & 52 week terms @ 4.34% APY. Here is some info on to pass on to Board members. Let me know if you or any of the Board members have questions. Let me know if you want me to attend a Board meeting discuss. I have attached information on both of our programs that provide extra FDIC coverage. I

have included WEB sites below. Let me know if you have any questions, please just give me a call. ICS insured Cash Sweep is an automatic sweep we will set thresholds, so money is always be protected but money is always available to spent. ICS has up to 10 million dollars in FDIC protection. With CDARS you will earn a little more interest but is a CD investment vehicle, so it is a timed investment. CDARS has up to 50 million dollars in FDIC coverage.

b) Motion made to invest 1.3 million dollars in a 26 week CD. And keep \$200,000 in higher checking account. James will set this up.

10. Homeowner items that I have fielded over the past month:

- a) Concern about the number of ebikes and motorized vehicles on the roads and common areas. I told them that I would bring it up at the board meeting and if they can send me the addresses or names of those involved with this that I will send a violation letter.
- b) Concern about the number of trailers parked on the roads. Roads are owned and maintained by the county.
- c) Concern about construction work going on at night 6:30 PM. Might be a county ordinance but I couldn't find it in the CCRs. I called the owner and shared with him the concern.
- d) One homeowner expressed her desire to have improvement done to the entry way. I responded to her about the board's plans to improve this area upon approval of a design plan that is in the works.
- e) Sidewalk root issue in the front of the HOA, about 6 sections, and a couple of sections that need to be repaired. *Blaine received a bid for \$2500 to remove the sections, the tree and all the roots. James will call the county to see if they are responsible to maintain the sidewalk. Mike Workman on sidewalk.*
- f) *Tony is moving and will resign upon the sale of his home in December. The board can nominate a homeowner to fill the remaining time of his service.*
- g) *New federal registrations. They have been paused by a federal judge. James will track this.*

11. Other board items: *No HOA Christmas party this year. No fireworks this year as well.*

Thursday, November 7, 2024

12. Schedule the next board meeting and adjourn. January 14th, Tuesday at 8 PM. *James will reserve the building.*