

Rollins Ranch HOA Board Meeting
Cottonwoods Water Building 8 PM *Minutes*

Attending:

Board Members: Brandon Flitton, Russ Willardson, Blaine Duke and Jared Johnson. HOA Manager: James Durrant. Homeowners in attendance: Phillip Cook, Courtney Jones and the Kilgores.

Agenda:

1. Welcome and introductions. *Brandon Flitton conducted the meeting.*
2. Review and approve the last board meeting minutes. How can we get them approved faster and posted on the website? *The board reviewed and approved the last meeting minutes. 3-0 (one board member was not yet present). James and Blaine will work together to send board meeting minutes out the day after the meeting for board members to review and approve the minutes.*
3. Open Comments by homeowners. *Christmas lights are looking sparse this year. They asked about better communication from the board with regards to the status of improvements. Is the money from the sale of property in CD? Yes. What is the latest regarding the cost of secondary water? James spoke with a water board member, and he said to anticipate the same amount as last year. Statement to be received in March from the water company.*
4. Chickens. *Jessica Kilgore presented to the board a proposal for homeowners to have chickens. She has surveyed a limited number of homeowners and has found that around 60% would support this. Discussion with the board included the number of chickens depending on the size of the lot. The board was split on their personal feelings about chickens but is willing to put it out to a vote of the homeowners. She will work with James to draft a potential amendment like the amendment that passed in The Cottonwoods HOA. Hopefully the vote can be taken before the annual meeting, if not Jessica can present it at the annual meeting.*

Below is currently what the covenants state about animals:

10.22 Animals.

No wild or dangerous animals, horses, cows, pigs, sheep, fowl, livestock or animals, other than ordinary household pets that do not constitute a nuisance, will be allowed on the Property. Dogs and cats or other household pets belonging to Owners or their Affiliates within the Property must be kept within an enclosure. The enclosure must be maintained such that the animal cannot escape therefrom. Chain-link fencing may not be used to confine animals unless it is completely concealed from view during all seasons of the year. Invisible fencing may be used where appropriate. Any such contained enclosure areas must be cleaned on a regular basis to minimize odors and maintain a clean appearance. Without exception, all dogs will be restrained on a leash when off the Owner's Lot. Animal owners are responsible to immediately pick up all animal droppings that are deposited on the Property outside of their own Lot. In no case may any household pet or other animal kept at or around a Residence be allowed to create a nuisance for neighboring Lot Owners due to noise, odors or otherwise. Any other term or condition hereof to the contrary notwithstanding, an Owner may not keep or maintain more than two dogs and two cats older than six months, on a Lot at any time.

5. Land sale update. *The last update was that Mark Hancock's attorney is working with the county to amend the development agreement.*
6. Trailer parking discussion. *While working with the HOA attorney on trailer parking enforcement, the attorney (Michael Miller) mentioned a potential conflict between 10.21 of the CCRs and 10.32. The board reviewed the email from the attorney. The board asked James to reach out to the attorney for further clarification and his recommendations regarding amending the CCRs or updating the parking rules and regulations and the implications of each one. The board asked James to follow up on the 1 home that currently has an unapproved mailbox.*
7. Sidewalk cracks. *Russ volunteered to contact Morgan County and find out who is responsible for sidewalk maintenance.*
8. Annual meeting schedule. *Last year it was held on April 17th at Junior High. The board discussed dates for the annual meeting. They asked James to inquire at the Junior High about April 8-10. The board discussed combining the annual meeting with HOA dinner.*
9. Stop signs. *The board discussed several stop signs in the HOA that are hard to see due to trees. Russ will contact Morgan County to see who is responsible for this.*
10. Update from Paul Keeler on landscape design plan:

A couple of things, I am going to be in Morgan on Monday or Friday and will be able to get all the base information from Morgan County I need for all the open spaces you want me to do design work on. As far as the entryway common space, I mentioned some things at the last meeting when

Tuesday, January 14, 2025

you weren't there. I think I have some good ideas we need to explore. One is utilizing the rock defining the dysfunctional water feature in all the landscape areas. If you want the new landscape areas to be total water wise you would not utilize a water feature of that size and style because of leakage and evaporation. I believe there is nothing like big boulders to create a vertical element in the landscape without any requirement of water consumption and maintenance issues. I also requested contact information for your landscape guy so we could discuss the most economical way to cut out lawn based on the existing irrigation system design which I know nothing about. I have a concept in mind but why make it more expensive than it really needs to be. Which reminds me I would really like to know an implementation budget target. Anyway, I will be in touch after I get my base information. It would be helpful if you let me know about timing of your next HOA meeting and please give me a little warning, I Would be happy to be there. Hopefully more than two people will show up as has happened the last two times we've had a meeting. By the way, I still have my concerns about traffic control at the main entryway during construction...PAUL

11. Financial statements for the year. *Update on the 1.3 million approved to go into CDs. This has been done. 5 CDs with 5 different banks—all FDIC guaranteed.*
12. 2025 Taxes— *Don't have an update. I'll follow up with him tomorrow. We were warned us that this will be a long process.*
13. New Board Member Needed. *The board discussed the board opening due to Tony Curtis moving. The Bylaws allow the board to appoint someone to fill in the remaining time. Several names were discussed. The board recommended appointing Phillip Cook to replace Tony. Brandon reached out to him (the day after the meeting) and he accepted.*
14. *The board received an update from James on any accounts that might be delinquent. One account is with the HOA attorney for collections, and they are following their process.*
15. Schedule the next board meeting and adjourn. *The next board meeting was scheduled for February 11th at 8 PM at the water building.*