

Rollins Ranch HOA Board Meeting *MINUTES*
March 13, 2025, 8 PM Cottonwoods Water Building

Attending:

Board Members: Brandon Flitton, Russ Willardson, Blaine Duke, Jared Johnson and Phillip Cook.

HOA Manager: James Durrant. Homeowners in attendance: Bill Chipp.

Agenda:

1. Welcome and introductions. *Brandon conducted the meeting.*
2. Open Comments by homeowners. *The board reviewed 3 emails from homeowners.*
 - a) Comments received via email to the HOA Manager:
 - i) HOMEOWNER 1: James, during your HOA board meeting tonight could you please address the parking needs for the park area. Also concerned if the Pickleball Courts are enclosed with restrooms, an HVAC system would need to be considered?? Suggestion, if the pickleball courts were moved to the holding pond area, it would not need to be enclosed, no restrooms? I really like the architectural design overall and think these improvements will greatly enhance our community. I don't want to distract from the board meeting, but if more of my input would be helpful just give me an invite call.
 - ii) HOMEOWNER 2: How tall is the proposed pickleball building? Where will people park? What is the exterior lighting? How will that impact the surrounding lots? I think the greatest concern when designing these plans is not just what will everyone love (which is super fun to imagine plans) but what can we do that will minimize the negative impacts on those who surround the area and what can we do to ensure a positive collaboration and win for all. We are not saying don't do anything, just please do the due diligence for everyone, especially those of us who have the most to lose.
 - iii) HOMEOWNER 3: We have a few concerns about your Pickleball rendering in the common area located behind our house and other homes . Request you address the following concerns at board meetings. Parking (where will users park. Restrooms (cleaning and maintenance). Security, vandalism. Loss of backyard views, privacy and tranquility. Hours of operation. HVAC (will the facility be heated in the winter and cooled in the summer). Regulations (how do you plan to enforce). Suggest Possible Alternative location: Relocate to the retention pond area. Benefits: Pickleball courts could be outdoors. No HVAC required. No restrooms maintenance. Plenty of on street parking and large enough area to make additional parking etc. Save money. If you have any questions, feel free to notify us.
 - b) *The board discussed the above emails. The board has not yet decided what to do in this area. Currently there are other improvements and phases that the board is looking to improve and focus their attention on. The board discussed the possibility of putting in a couple of outdoor pickleball courts on the common area adjacent to Latigo Lane. There are some benefits to this spot.*
3. Approve the minutes of the last meeting. *The board reviewed and approved the minutes.*
4. Review of YTD financials. *The board reviewed the HOA financial statements. Motion was made for homeowners to pay their HOA dues annually starting in 2026. Homeowners will received*

their HOA assessment notice in January and due on March 31st. Approved 5-0. This will save money on quarterly mailed statements.

5. Review Landscape Design bid for phase 1 from ProGreen. *The board reviewed the bid by ProGreen. Dan joined the board in a zoom meeting to discuss the bid and the scope of the work. Dan will make the changes to the bid and scope of work from the feedback given by the board on Friday and send it to the board for review. They can start within a couple of weeks. The board will ensure that a detailed contract is signed so that each side is clear on the work to be done.*
6. Storm Drain clean out needed. *The board discussed the need to get the storm drain cleaned out again. Russ will ask the county if they will do it, if not the board approved for the HOA to get this done. Vote 5-0.*
7. Stone masonry repair needed in the entry way. *Keen Eye Construction turned in a bid for \$2,400 roughly. Touch up everywhere. Regrout under the stone caps and fix the trellis areas that are falling apart. They can start within a couple of weeks. The board approved for this work to get done. Vote 5-0.*
8. Entry way lighting. *To be addressed after masonry and sprinkler system improvements.*
9. Annual meeting assignments. *The board discussed the annual meeting agenda and made assignments for the board meeting, see the proposed agenda below.*
10. Neighborhood social. *The board discussed neighborhood socials. Jared will ask homeowners their thoughts on neighborhood socials at the annual meeting.*
11. Past assignments review. *The board reviewed past assignments.*
12. Action items:
 - a) *James will ask Craig Widmier about maintenance for the wooden trellises and fenceing.*
 - b) *James to reach out to the 3 homeowners with a STOP sign on their corner lot and discuss safety issues concerning trees that make the stop signs hard to see.*
 - c) *The board will move forward with changing the Parking Rule to include the phrase, “no trailer, RV, boat parking in front of garages”. James reviewed the process for this change. James will contact a homeowner affected by this change.*
 - d) *James will follow up with the Kilgores about voting on chickens.*
 - e) *Do we need to work with the county on landscaping changes?*
 - f) *Russ will follow up with the county on the tree that is causing sidewalk damage on the west side of the front entry way. The board will have the tree removed if the county won’t.*
13. Schedule the next board meeting and adjourn. *The board scheduled the next board meeting for April 24th at 8 PM at the Cottonwoods Water Building.*

(proposed) Rollins Ranch HOA Annual Meeting 2025

Location: Mountain Green Elementary School

Date: April 10, 2025

Time: 7:00 PM

Conducting: Brandon Flitton, HOA President

Text any proxy votes to James at 801-920-2869 or email them to him.

1. Welcome and Introductions—Brandon Flitton
 - a. Board Members: Brandon Flitton, Russ Willardson, Blaine Duke, Jared Johnson and Phillip Cook.
 - b. Property Manager: James Durrant, Utah Community Management LLC.

2. Review of Financials—Russ Willardson
 - a. Profit and Loss/Income Statement YTD
 - b. Balance Sheet YTD
 - c. Proposed 2025 Budget
 - d. Future HOA assessments will be billed annually starting in 2026.
 - e. Update on taxes for the common area sale.

3. HOA Items and Update—Jared Johnson
 - a. Common area entry way improvements and future potential improvements.
 - b. Other projects: masonry repair, storm drain, Christmas lighting.
 - c. Update on improvements made to common area sold to Mark Hancock. No motorize vehicles allowed.
 - d. Status of the common area sale at the county level.
 - e. Proposed amendment to allow chickens.

4. HOA Social Team/Committee—Jared Johnson
 - a. Discuss homeowner's desire to have HOA socials.

5. Open comments by homeowners—Brandon (Please keep your comments to 2 minutes)

6. Election of HOA officers—HOA Manager
 - a. Thanks to Brandon Flitton and Russ Willardson for their service on the board.
 - b. Job Description: 2 years, could serve in any capacity: President, VP, Treasurer, Secretary. Attend quarterly meetings, more if needed. Take on assignments.
 - c. Process to follow: must be nominated and seconded; close nominations; 1-2 minutes to introduce self to homeowners; set amount of time for homeowners to vote online at rollinsranchhoa.com; tally votes.
 - d. Results posted on HOA website by 9 am

7. Adjourn meeting. (Board to meet within 2 weeks per the CCRs, April 24th at 8 PM)