

Rollins Ranch at Mountain Green Association, Inc.
Turn Over meeting Minutes
August 15, 2013

The Turnover and Election Meeting of Rollins Ranch at Mountain Green Association, Inc. ("HOA") was held August 15, 2013 at the Mountain Green Fire Department, 4565 W. Old Highway Road, Mountain Green, UT 84050.

Call to order and opening remarks.

The meeting was called to order by Mathew Garn, approximately 7:20 PM. Mr. Garn stated that the purpose of the meeting was to determine if it was the intent of the homeowners to turn over the HOA from the Declarant or Developer and if so to proceed to elect a Board of Directors pursuant to the CC&Rs established for the HOA.

Proof of Meeting Notice

Mr. Garn noted and held up the notice mailed to all association members on July 31, 2013. (See exhibit A)

Announcement of Quorum:

Sixty Six (66) or 56% of association members were present by person or by proxy. Therefore a quorum was attained.

It was noted that the Declarant who still owns several lots received a notice and was subsequently invited to the meeting but choose not to attend. It was also noted that the management company FCS Community Management was also invited to the meeting but respectfully declined to attend but indicated its willingness to take direction if a new Board is elected.

Election Committee Appointment:

The HOA members appointed Ryan Trease, Michael De Vries, and Gavin McCleary to help count and certify the voting results on matters to be voted on during the meeting.

Turnover Discussion:

Mr. Garn invited homeowners Bill Chip and Brent Wilde to discuss the advantages and potential disadvantages and or liabilities associated with turning over the HOA against the will of the Declarant. After their remarks it was opened to the HOA members to make comments concerning their desire to proceed with the turnover meeting or to not proceed and allow the Declarant to retain control.

After further discussion the HOA members used pre-prepared ballots (see exhibit B) to vote whether or not to proceed with the turn over meeting. Once all of the votes were counted the election committee reported that the results were 50 votes for turning over the HOA with 16 votes for not to proceeding.

After the results Mr. Garn proceeded with the turn over meeting explaining that the CC&Rs provide that 5 Directors be elected to serve on the Board of Directors.

Board of Director Nominations:

The floor was opened to nominations. Nine (9) individuals were nominated to be candidates to the Board of Directors. Each candidate was given a chance to introduce themselves, any qualifications they may have, and their desire to be on the Board.

Election:

The HOA members used pre-prepared ballots (see exhibit C) to vote for the Five (5) candidates to serve on the Board. Ryan Trease who was selected to be on the election committee recused himself from counting the votes since he was one of the candidates. Tim Zack was selected to take Ryan's place to help count and certify the election results.

Election Results:

Tim Zack and Michael De Vries reported that the following have been elected to the Board of Directors:

- Craig Widmier
- Bill Chip
- Brandon Love
- Joseph Coles
- Ryan Trease

Adjournment:

The meeting was adjourned.

Approved and Respectfully Submitted by Mathew Garn, HOA Member who called the turn over meeting pursuant to the Rollins Ranch at Mountain Green Association, Inc.'s CC&Rs section 4.2.

Mathew Garn

Date

Exhibit A

**NOTICE OF END OF DECLARANT CONTROL PERIOD
NOTICE OF ASSOCIATION TURNOVER MEETING**

Re: Rollins Ranch at Mountain Green Homeowners Association

Meeting Date: Thursday, August 15, 2013

Meeting Time: 7:00 p.m. Sign in to begin at 6:30pm.

**Location: Mountain Green Fire Department
4565 W. Old Highway Road
Mountain Green, UT 84050**


NOTICE IS HEREBY GIVEN that the Declarant Control Period of the Rollin Ranch at Mountain Green Homeowners Association has ended. As of May 23, 2013 the number of total number of lots identified and recorded as part of the Rollins ranch at Mountain Green Homeowners Association equaled 117. As of the date of this notice at least 89 or 76% has been conveyed to Purchasers. Pursuant to the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Rollins ranch dated May 23, 2012 (CC&R's) section 1.19 once 75% of the lots have been conveyed to Purchasers the Declarant Control period will end.

FURTHER NOTICE IS HEREBY GIVEN THAT Matthew Garn a homeowner and member of the Rollin Ranch at Mountain Green Homeowners Association is hereby calling a Turnover Meeting Pursuant to the CC&R's section 4.2 which states that once the Declarant fails to call a turnover meeting as of the expiration of the Declarant Control Period any member or mortgagee may call the meeting. The Meeting will be held Thursday, August 15, 2013 at the Mountain Green Fire Department.

The purpose of the meeting is to elect five Directors to serve on the Board of Directors for Rollins ranch at Mountain Green Homeowners Association and any business as may be lawfully presented to the membership. All Directors serve on a volunteer basis and without compensation. If you are interested in serving on the Board of Directors or volunteering for a committee, please complete and bring the enclosed Notice of Intent form to the meeting. Nominations will also be taken from the floor.

Our previous meeting did not have enough homeowner attendance to make the actions official. If you are unable to attend this meeting it is very important for you to complete your proxy and give it to a homeowner that will be attending. A proxy is a written authorization for one person to act for another person with respect to establishing a quorum and to vote on his/her behalf.

Sincerely,

Signed  Date 07/31/2013

Matthew Garn , Lot Number 337, 6056 N. Rawhide CT., Mountain Green, UT 84050

Exhibit B

**ROLLINS RANCH AT MOUNTAIN GREEN
ASSOCIATION
TURNOVER VOTE**

I hereby cast my vote for the following proposal regarding the turnover of Rollins Ranch at Mountain Green Association:

PLEASE VOTE FOR ONE PROPOSAL ONLY:

- I Vote to proceed with the turnover meeting of the HOA pursuant to the CC&R's section 4.2 and move forward with the election of a Board of directors.
- I vote to postpone the turnover meeting and accept the proposal of the Declarant that the five named individuals as proposed be appointed as advisory committee members.

I hereby certify that I am the designated person authorized to vote for and on behalf of the owner or owners of the Rollins Ranch at Mountain Green Association unit located at:

Unit address or lot number

Print Name

Acting as Proxy

Signature

Date

**ROLLINS RANCH AT MOUNTAIN GREEN
ASSOCIATION**

HOA OFFICIAL ELECTION BALLOT

I/we hereby cast my/our vote for the following nominee for election to the Board of Trustees of the Rollins Ranch at Mountain Green Association for a term, consistent with the bylaws of the Association commencing August 15, 2013:

PLEASE VOTE FOR FIVE (5) CANDIDATES ONLY:

1. _____
2. _____
3. _____
4. _____
5. _____

I hereby certify that I am the designated person authorized to vote for and on behalf of the owner or owners of the Rollins Ranch at Mountain Green Association unit located at:

Unit address or lot number

Print Name Acting as Proxy

Signature Date