

Rollins Ranch HOA Meeting  
February 11, 2014  
Cottonwood Mutual Water Building – Conducted by HOA Board

---

Attendees:

All HOA Membership, HOA Board, HOA Advisory, & FCS

6:00PM-7:00PM HOA Board & HOA Advisory Only

1. Call to Order - Ryan Trease – HOA President

2. Review Plat Maps – Craig Widmier

- Addresses Discussed. A map of RR was presented with all lot ownership and addresses. An excel spread sheet was delivered with all current lot ownership and mailing address information from county records. A comparison needs to be done with FCS mailing list to see if there are errors. Many HOA members are not receiving notices.

3. Discussion on FCS Billing and concern about notices or lack of it members

- We will give FCS notes on discussion and requirements with deadlines and if they did not perform further discussion would be had with our business relationship.

4. Signs FU with FCS and Henry Walker

- Are we billing for the Signs –it was decided in a previous meeting I just can't remember the amount it seems like it was \$25 a month, anyone else remember? ***I thought it was \$25 as well***

- Who is going to talk to Henry Walker and other developers regarding over use of signs

5. Mailbox Cluster Discussion – Who is responsible to clear mailbox snow?

- Agreed that the primary responsibility should fall on owner who lives in front of it though members who use the box should all take a proactive roll in helping clean it.

**6. Architechural Review update - Bill Chipp**

*The following lots have had plans submitted and approved by the Committee.*

***Lot 109            11/1/13***

***Lot 304           11/18/13***

***Lot 348           1/8/13***

***Lot 302           2/11/14***

7. Bill **Chipp** Calls to Adjourn closed portion of meeting

---

Group Meeting and Discussion

Attendees: HOA Board, HOA Advisory, FCS and HOA Members

7:00PM-8:00PM

## Questions from HOA Members

Jeff Lee

- No Bill from FCS? (Answer: FCS blamed HOA Board)
- Why can't they do a monthly bill? (Answer: ~~They~~ FCS said HOA can send it by Bank Check Monthly)

Jared Flitton

- Has anything been done regarding HOA Management: (Answer: Ryan Trease spoke about what has been done)

Ron Frost

- Wants to build back area deemed as HOA Common Area. (Replied: Get information from County create a letter and submit it to HOA Board for review or approval). FCS said that to deed the open space over to the homeowner it would take 100% approval from HOA members. It was suggested to home owner to see if county would accept a letter from HOA to use the ground or if they would accept a recorded "landscape easement" to accomplish the 25% requirement of landscape for their building lot.

Spencer Shelton

- How come he has not heard anything from FCS? (Reply: FCS claimed to send letters and says they saw the letters go out)

Tim Zack

- Billing was messed up. Willing to pay but not late charges because it was his first bill. (Answered by FCS that it was HOA Boards issue. Blamed situations on Members board.) (Resolved at end of meeting.)

Brock Weeks

- Question about fees and what are they for? (Answer - Some discussion on landscaping and services)

Terry Larsen

- Question about billing from FCS? (Answer FCS – They are only doing what they are told by HOA Board, home owner was concerned about information being communicated to HOA membership ~~and were upset~~.)

Bucks

- Never received anything from county or how to pay (Answer FCS – They said everyone received their bills)

David Sawyer

- Testimonial for other HOA Management Company we can use

Randy Hill

- Parking issues on Stampede Lane and other streets (Discussion: Strive to not park on the roads especially near construction. If construction is too aggressive contact Morgan County Sheriff)

## Adjourned Public Session

---

7. FCS and Rollins Ranch HOA came to decision to part company.

8. Craig ~~Widmire~~ Widmier– Will Draft a letter to the community addressing

- FCS Dismissed
- Dues for 2014
- We are taking Bids for new Property Management Companies. Ryan will obtain three proposals from management companies for HOA board to review prior to the 27<sup>th</sup>. The board will meet on the 27<sup>th</sup> to interview selected management companies.
- Stop payments to FCS
- From previous meeting minutes, we should include a notice to home owners to slow down in the neighborhood.
- We will meet 2<sup>nd</sup> 3<sup>rd</sup> Tuesday of each month until further notice
- Quarterly will be open forum for all members
- ***Questions/concerns can be submitted to the board for discussion at the next scheduled meeting. (email address to be provided)***

9. Meeting in Two weeks (27<sup>th</sup>) to not wait on moving forward with HOA Changes

10. Vote on Tim Zack to wave late fees because of the confusion by FCS. Approved to waive late fees due to inconsistent protocol of notification by waving all late fees. Ryan Trease will notify Tim of decision).

11. HOA board voted to release FCS as property Management Company for RR. Due to nonperformance of responsibilities. 100% approved.

12. Bill ***Chipp*** is going to go to FCS offices and obtain all records and information for the HOA.

13. Adjourned meeting until February 25 27, 2014 at 6:00PM for Board Members and Advisory ***Committee***.