

Rollins Ranch HOA Board Meeting

May 20, 2014

Attendees

Ryan Trease
Craig Widmier
Joe Coles
Brandon Love
Bill Chipp

Armel Beardall
Jams Durrant (UCM)

Agenda

Review Financial Statements

Review 2014 forecasted budget

5 Liens have now been removed

Getting 3 bids for a reserve study (in progress) have RS completed by annual meeting in fall

Electrical problems on the west side are fixed except for 1 bulb (on back order).

Lights should all be working.

Landscaping bond? What is the history?

When did Rollins Ranch LLC commit to pay their dues?

Bring everyone up to speed on the tree covenant.

Fire hydrant and mail box issues.

Finish common area walkways?

Pond/waterfall update?

Other items?

Discussion Items / Action Items

Financial status is improving, still need to collect accounts receivable

New bulbs have been installed in entryway lights for west side and power issue has been corrected

Possible survey of residents to obtain their comments / opinions of parking RVs / trailers, etc., on RV Pads next to residents garages – **Currently not allowed.**

Developer has indicated they are willing to come up with parts required to get the waterfall working, if we could supply manpower and equipment. Still need to determine if pump motor can be rewound.

There have been several reports of excessive speed throughout the subdivision and also underage drivers on UTV/ATV that are not street legal. Calls have been made to Morgan County Sheriff's office for additional onsite patrols.

Craig will map out common space areas needing attention and provide it to James for specific bids to complete. This includes fencing / landscaping of trails and other problem areas.

Bill brought in the updated CC&R paragraph clarifying street tree requirements approved by the Architectural Committee.

The large signs at entrance are an eyesore and numerous residents have complained about them. Actions will be taken to remove them, with the exception of one sign currently being used by Henry Walker

Identification of violations of CC&Rs all lots needs to be completed, with notification to each resident of the findings pertaining to their home/lot

Motions Voted on

Brandon made a motion to accept the revised CC&R for street trees from the Architectural Committee.

Ryan seconded the motion

Motion was approved unanimously.

Bill made a motion for James to hire a third party to review compliance issues on each residence / lot

Brandon seconded the motion

Motion was approved unanimously