

Rollins Ranch at Mountain Green Association

Meeting of the Board of Directors

January 14, 2015

A Board of Directors Meeting of the Rollins Ranch HOA was held on January 14, 2015

In Attendance: Ryan Trease, Brandon Love, Bill Chipp, Craig Widmier, Brandon Moses, Arnel Beardall, Shilo Johnson, Greg Buck and James Durrant.

The meeting was called to order at 7:00pm. Meeting was held at the Cottonwood Water District building.

The meeting followed the following agenda:

1. Review Financial Statements

The HOA manager reviewed with the Board the HOA Balance Sheet, Profit and Loss, Customer Balance, Liens status of homes. The HOA is current on of its financial obligations. Discussion was had on the 2015 Projected Budget. The Board voted on and passed to finance the Reserve account at \$9,000 and to transfer \$510 to the account monthly. The Budget will be presented to homeowners to vote upon. In the future the HOA will present the next year's budget at the annual meeting.

2. Enforcement Update

Discussion was on several lots that are in violation. The board authorized the wording for the vote on parking in the HOA. The management company will post the options online and notify homeowners in the newsletter and via email of the vote. Shilo will post the invitation to vote on the neighborhood Facebook page. The Board authorized the management company to inspect the HOA 4 times in 2015 beginning 10 days after the parking rules have been published.

3. Snow Removal

Discussion was had on the liability the HOA if they do not push the snow on HOA trails and on sidewalks that are adjacent to common area. Brandon Moses volunteered himself and a neighbor to push the snow this year with their 4 wheelers.

4. Meeting Minutes

The last several months of HOA have not been typed up, approved and posted online. The HOA seeks to be transparent in all HOA matters. Board members will find old notes and we will collaborate via google docs to account for the missing minutes.

5. HOA Homepage

James Durrant reported that all Quarterly Newsletters and all recorded HOA documents are posted online. Bill Chipp and James Durrant will work together to create an Architectural Review information page.

6. Common Area Conveyance

Ryan Trease updated the Board on the progress of Rollins Ranch LLC conveying property to adjacent homeowners. This action began while the HOA was under Declarant Control.

7. Other Items: