

Rollins Ranch at Mountain Green Association
Meeting of the Board of Directors
Water District Building
February 21, 2017
8:30 pm

ATTENDING:

- a. COMMUNITY: Bill Chipp, Gordon Sant, Shiloh Johnson, Christine & Chris Perkins, Aaron Tonks, Craig Widmier and his young daughter, Viktoria Reznik & Husband, Chris Weppner
- b. HOA MANAGEMENT: James Durrant
- c. HOA BOARD: Brandon Moses, Brock Weeks, Brent Wilde, Niki Tonks, Lance Peterson

1. Board Leadership Appointments:

Discussion was had about what board positions meant and how they have typically been assigned and opened voting. After additional discussion and inquire about who would and would not be willing to serve Lance motioned to vote Brandon Moses to president, Brock seconded the motion and the Board voted with Brock, Brandon, Lance and Brent in favor and Niki oppose. The motion passed.

After further discussion about the other board positions Brandon as president assigned the remainder of the positions as follows:

- i. Brandon Moses – President
- ii. Brock Weeks – Vice President
- iii. Lance Peterson – Vice President
- iv. Niki Tonks – Secretary
- v. Brent Wilde – Treasurer

2. Open Homeowner requests and comments:

Brandon requested to keep this to 10 minutes with 2 minutes each. The following homeowners ask and where allow to make comments:

- i. Craig Widmier
- ii. Vicky Reznik
- iii. Gordon Sant
- iv. Chris Weppner

3. Community Improvement Discussion:

The Board discussed at length the proposed improvements, different plans, the voting process and requirements. The inclusion of the basketball court was discussed and some on the board felt that the basketball courts should be removed from all plans. After further discussion Brock Weeks motioned to remove the basketball option from all plans which he estimates would save about \$30,000 to each plan. Lance seconded the motion and the Board voted with Brock, Brandon, Lance and Brent in favor and Niki oppose. Niki noted that her opposed vote was concerned that this change had not been presented to the community and the community is expecting to see on the vote what they saw at the annual meeting. There was also some discussion regarding the estimates

used and financing options if an improvement was approved what terms should be considered.

4. Communication Methods:

The Board discussed if there were methods to make communication better with the community with possibly adding a FaceBook page or texting in addition to the emails that are sent. It was discussed that the current RR FB page part of nor controlled by the Rollins Ranch HOA in any way. The Board members voice many of the pros and cons of having other methods utilized. After further discussion, the board tabled any decision until they could get more information about adding these other types of communication.

5. Approve Minutes of the Annual Homeowners Meeting:

- a. Brandon motioned to approve the past minutes, Brock seconded and the Board voted unanimously to approve.

6. HOA Committees: Activities, common area master plan, Jr. High School Impact, Architectural Review.

Brandon discussed that the Board generally has one member of the Board chair the committees to help keep things moving and to communicate with the board. It was also noted that committee member would serve a 1 year term. After additional discussion Brandon assigned committee chairs as follows:

- i. Brent: Activities
- ii. Brock: Common Area Master Improvement Plan
- iii. Lance: Jr. High School Impact
- iv. Niki: Local Architectural Review Committee & current members
 1. Jordan Hansen
 2. Tysen Martin
 3. Shiloh Johnson
 4. John Gates

After some additional discussion about committee members Brent motioned that everyone currently on a committee to remain on until everyone could be notified of the openings and express interest and vote on appointments at next meeting. Brock seconded and the Board voted unanimously to approve.

7. Water issue on common area:

Chris Wepner addressed the board regarding the history of the water issues around his home and other neighboring homeowners. At the advice of the HOA and Chris's Attorney Chris and the Board felt that is was best if the Board and Chris try and work things through. After some additional discussion with Chris the Board agreed that they would like to meet with Chris, the other affected neighbors, and a landscape architect, currently the board and Chris have been using Kirk Miller, to discuss the issue and make a decision to move forward quickly.

8. Financial statements 2016 same as shared in annual meeting.

The board reviewed the financials as presented. Brent indicated that the HOA needs to set up a separate savings account to hold any reserve funds not placed in a CD to help avoid any co-mingling of Reserve funds and Operating funds.

9. Other Items Discussed:

- i. The board discussed at the request of homeowners the west side of Latigo and if that was considered common space. It was reported that Oakwood claims that it is the HOA's property. James indicated that Oakwood Homes has made it clear that wouldn't be landscaping it. James said he would check to see if it was deeded and will contact Oakwood again. Board agreed to have updates to James by March 6th.
- ii. Electrical Issues with the entry way square lights. James indicated that the lights in the entry are in bad shape and are shorting. The board authorized the project to get done and he estimated it at a cost of \$1600-1900. He will get a full assessment after winter to fix all the lights that were damaged. Niki asked that LED lights should be considered when replacing lights with LED if it made sense and the Board agreed.
- iii. Common Area Land bordering Hills/Frosts/Astills
- iv. Discussion regarding anonymous complaints. Brock indicated concern about complaints against the board and other homeowners from anonymous individuals. The board discussed this at length and no decision was made.

Meeting adjourned 11:35 pm