

ROLLINS RANCH HOA BOARD MEETING
Thursday, April 13, 2017 at 8:00 PM
Cottonwoods Water Building

ATTENDING:

COMMUNITY:

Aaron Tonks, Katie Perry, Mary Light, Ryan Trease, Gordon & Karen Sant, Shiloh Johnson, Mr. Lee, Brody Orton

BOARD MEMBERS:

Brent Wilde, Niki Tonks, Lance Peterson, Brandon Moses, Brock Weeks

EXCUSED:

James Durrant—HOA Manager

1. WELCOME & INTRODUCTIONS:

Discussion on how to keep meetings running smoothly. Open comments section will be open and closed per the allocated time.

2. OPEN COMMENTS FROM HOMEOWNERS:

Shiloh Johnson: Has a bid from Rock Scapes for waterfall update, fix, repair, etc:

- Waterfall is in good shape overall
- The vault is positioned too close to the culvert
- Proposed to come in and redirect the path
- The issue is it is pushing sand, silt, etc. when it floods and it is blocking the pump
- Recommend moving the vault from the west to the east side it will prevent the flooding
- The issue is the elevation at the pump to the pond is too low backfilling and flooding
- Once it is dredged, if the liner is still in good shape, that part of the bid could be removed.
- This is a maintenance issue, not a voting issue according to James and the attorney
- 50% down, 50% upon completion
- Power bill quote from RMP. They would not give her details, only an average during the time the waterfall was working: high \$1200, low \$980 (would increase the bill by approx. \$600-800)
- The bid doesn't include weed pulling to get it going on the hill
- Going to check to see if the pump is included in the bid. Checking on timer as well.

Community member emailed in a statement regarding his opinion regarding the plan and requested that with the number of no votes, and number of non-votes to stop the surveying and stop the plans.

Discussion from the community members whether the board would move forward with the park plans considering percentage of no votes was 37.8% as well as the non-votes together totaling approximately 50% of the community.

Discussion regarding recent email from superintendent looking at the proposal of the school and if there is a park that goes there as well, it will be open to the community. There is additional notation that the school would have some playground equipment as it will have 5th grade.

Community requested no need to rush into anything if that is going in already. Concerned about traffic and trying to stop everyone from using it.

Discussion regarding water from a homeowner's neighboring yard due to the recent landscaping. Recommended to contact the county. Discussion from the board was that every home owner was required to contain his land, his water, his property.

Discussion from community member requesting to finish things that are more priority than the fun aspects. The funds are for maintenance and upkeep such as the waterfall, trails being upkeep and finished, fences need to be finished, walkways fixed, snow plowed.

There was discussion regarding keeping people off with a park. A member discussed this with law enforcement and they will not support any efforts in that, it would be a community required enforcement. The community will govern, police will not. With consideration of the school, it becomes our liability.

There is a concern that drones have been flying around in homeowner's lots, in windows and above homes. The regulation is that they cannot break the ceiling of 400 feet. There is an issue of privacy. Would like to see the HOA do something regulating where they can be flown, particularly not over residences. Need to be over roads and community. Should fit into the nuisance clause.

Discussion regarding more transparency on what parties are being planned, and when and what is being spent on each party. There was a recommendation that the party planning committee come up with a year plan and estimated budget for each event to be submitted to the board and then shared with the community.

Community member thanked the board for the efforts in the park planning. Recommended that the main focus and goal of the board should be to get the community a playground.

There was discussion regarding water running through the lots in the area due to the permanent fence in the entry way. Request for a long-term solution to get the water along the fence line to the road. Board recommended that the community member request information from a professional landscape engineer and present it to the board for resolution.

3. APPROVAL OF PAST MINUTES:

- This was pushed to the end of the meeting and was not addressed due to the time constraints of board members.

4. REVIEW FINANCIAL STATEMENTS:

- Brent reviewed the financial statements.

5. UPDATE ON ACTIVITIES COMMITTEE

- Update on activities committee: Postponed the Easter party to the weekend
- Recommended a plan for the year of the events and an approximate cost for each of the events. Then post on the website.

6. UPDATE ON LOCAL ARCHITECTURAL REVIEW COMMITTEE

Would be helpful to have the CC&R's searchable.

Elizabeth Orton – recommended to the arch committee

Ryan Trease – recommended to the arch committee

Serve 12 months

Board thanked John Gates & Shiloh Johnson for their exceptional commitment and service.

Niki recommended Elizabeth Orton and Ryan Trease be added to the Architectural Review committee to replace John and Shiloh.

Brandon motioned. Lance seconded. All in favor – all 5.

7. VOLUNTEERS FOR HOA COMMITTEES:

a. Shiloh Johnson: been involved in the HOA for many years

b. Russell Willardson: Jr High impact or common area maintenance. City Public Works Dir for 30 years. Civil Engineer.

c. Katie Perry: request to be on common area planning committee:

This is Katie Perry and I am writing because I would like to be considered for a position on the HOA's common area planning committee for Rollins Ranch. Here are some qualities that might make me a good candidate: I am interested and involved in the community, currently helping with the "HOA fun committee", and I have updated the community map (with names, without being assigned to do so), and downloaded (and reviewed, at least in part) all available documents on the HOA website. I am interested in increasing individual community member's awareness of common areas and discovering ideas and expectations for these areas. I am thorough, detail oriented, and keep my commitments. I'd like to encourage an increase community involvement and knowledge about HOA holdings. (I'd like to offer to make a thoughtful preparation of the description of common areas, identifying goals for common area space, a description of existing HOA-owned common area improvements and maintenance schedule.) I have experience with technical writing and digital design: It's important to be concise in communication and prepare visuals that would minimize confusion. Thank you for your (and the board's) consideration on this.

d. Elizabeth Orton

- There is no plan for a Jr. High committee right now because things are still in the process on studies.
- No plan for a formal committee, but we will be consulting with Russell Willardson from the community who has volunteered already.
- What is the best way for people to know what is going on?
- Recommend an email after each meeting to update the community.

7. COMMON AREA PHASE 4A AND 4B:

The common area in Phase 4a and 4b has been deeded over to the HOA. The HOA needs to decide how they want to maintain those areas. Board member to take lead? Speak to residents adjacent?

This is the area on the far west. This has now been deeded back over to the HOA. There are broken sidewalks and no landscaping.

James recommended talking to homeowners. Other homes have done decorative stamped concrete so it is low maintenance.

Lance will walk to the neighbors in the area to ask them what they'd like to see done there.

Brandon take this back to James and see how it is possible that they just deeded it back to us without our knowledge.

Who maintains the sidewalks? The homeowner maintains the sidewalks but need to get permission to county.

8. LANDSCAPING TO MAIN AREA:

ProGreen will be up tomorrow and Nate will inspect the entry way, trees, flower beds, pond area, and will recommend the work to be done with the cost. The homeowners at the annual meeting approved \$5,000 to be used to improve the entry way trees, flowers, flower beds, pond area, weed control etc

- By tomorrow we will get the scope of work to have done.
- This doesn't need another bid because it falls under the standard maintenance.
- They are going to look into what they can do with the pond in that \$5,000
- There are some leaky valve boxes, please check them all.
- Check the bulging and holes in the asphalt.

9. OAKWOOD WORKING ON STREET LIGHTS

Oakwood started installing connecting boxes in already set yards in 4a & 4b. They were supposed to do that per the contract.

10. BID FOR LED LIGHTS

Replace all the center lights \$75 each. That covers product and install. 20 lights total.

Cost would be \$1500.

Send an email of the product so we can determine the quality.

James will look at the cost of the side lights as well.

11. UPDATE ON JR. HIGH:

Lance met with Superintendent and with Brandon Moses. Same plan sent to community. Still up for approval. They still have to get it passed.

1. One entry into neighborhood
2. One from Trappers
3. One from gravel pit

County already owns the property. Shiloh recommended her husband for the Jr. High Committee. They are waiting for the traffic study. Superintendent proposed the school plan, county proposes the road and traffic pattern.

The traffic survey hasn't happened yet.

12. COMMON AREA MASTER CONCEPT PLANS

The board discussed the votes on the pool based on the support of "0" being 72 homeowners, the board agreed the pool plan would be removed from consideration.

There was a beginning discussion on the number of no votes and non-votes as well as a brief discussion on some of the individual comments.

It was discussed that the comments were somewhat polar, but those wanting any change wanted something between options 1 & 3.

Brandon Moses moved to table the issue to a later date. Brock second the motion, all were in favor.

13. OTHER ITEMS

Eagle Scout sent in a proposal to mark the fire hydrant flags as his Eagle project.

Brock motioned to allow the Hancocks to move forward to fundraise to get the fire hydrant flags. Brandon seconds. All in favor = 5.

14. CONCLUDED THE MEETING & MOVED TO CLOSED DOOR SESSION.