

Rollins Ranch HOA Board Meeting
Thursday, May 1, 2017 at 8:30 PM
Cottonwoods Water Building

ATTENDING: Aaron Tonks, Chris Perkins, Gordon & Karen Sant, Tyson Martin, Fred Minkevicch, Ryan Treese, Jared Noorda, Jeff Lee, Pat & Elina Heinrich

HOA MANAGER: James Durrant

BOARD MEMBERS:

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

1. Open Comments:
 - a. Secondary water question: Recommend to contact the water district as HOA doesn't have control of this. Cottonwood controls this.
 - i. There are some lawsuits going on with adjacent properties with pipelines not being able to be worked on the pipes.
 - ii. James called the water company during the meeting and was told that there are restraining orders now and could be end of May or June until it is turned on, he would keep the board and community informed.
 - b. Concerned that there is an illegal tap into the water in the neighborhood that is holding it up.
 - i. If there are concerns, contact the following number: 801.876.3895.
 - ii. Requested James to stop any work on improving the landscaping until we have further notice with the water.
2. Approve past meeting minutes:
 - a. March 15th: Brandon motions to approve minutes, Brock seconds, all in favor: 4 (Lance absent)
 - b. April 13th: Brent motions to approve, Brock seconds, all in favor: 5
3. Common Area Master Plan Results:
 - a. The Jr. High Plan includes tetherball, 4square, hopscotch, basketball standards
 - b. Take aways from the survey:
 - i. The consensus of the vote: the board concurred that the community wants a slimmed version of a playground and a pavilion, but not the whole thing.
 - ii. We should do something with the Roper land if we don't choose to improve it right now
 - iii. Recommend putting together a new committee to combine the large and natural park plans that take into account the community feedback and come up with something in between.
 - iv. There are Eden benches that are getting thrown away, perhaps we should look at.
 - v. Katie Perry, Morgan Toomer, Nina Rhodes, Taylor Neilsen, Cindy Perkins, Russell Willardson were recommended to add to the new committee. Brock will contact them.
 - vi. Discussion regarding the landscape on the west side that was deeded over to the HOA. Lance will talk to the homeowners and return to the board. Recommend talking to the county first; Tawna McPherson.

vii. Discussed making sure there is access if there is a path to fix the sprinklers.

4. Waterfall:

- a. Discuss ProGreen's bid: pull out trees, re-drain, dredge, etc. Will put it in an acceptable, clean and non-hazardous state.
 - i. Comments: Look to see what that waterfall has to do with coming out of the storm drain – if it is or is not part of the pond.
 - ii. Have Kirt Miller come and look as well to make sure this is the right path.
 - iii. Community comments: since it was existing some members believe it should be maintained as part of the HOA.
 - iv. The reserve study didn't include the waterfall in the study.
 - v. Recommend explaining to the community the reason why we are taking the steps that we are doing to clean it up first and take a first step.
 - vi. Brock moves to have a water engineer to look at the waterfall based on ProGreen's bid to make sure that the piping is a viable solution and if it is, move to approve the full ProGreen's bid. Lance seconds the motion. All in favor: 5
 - vii. We will move forward to get the pond cleared out but keep it open for the future.

- b. Concerned that with 59 current no's and the lack of likelihood of the majority of the neighborhood being in favor, let's look at taking the first step to make it safe and then not do anything permanent, but put it off until the next phase.

5. Vandalism & safety concerns:

- a. Read letters from homeowners regarding vandalism and illegal activity in the neighborhood.
- b. Recommend for neighbors to be watchful of each other and the expectation of behavior in the neighborhood.
- c. In the next newsletter, don't be afraid to talk to your neighbors and watch out for each other.
- d. Brock offered to get a bid to put up cameras in the front entry way, but it would have to be put into someone's home.
- e. Community member recommends the community to write letters to the Sherriff patrol the community more often.
- f. Have a homeowner draft a letter and go to the community individually and have it signed and then the community to take it to the Sherriff themselves. There will be an area for the community to sign and then when the board signs as a homeowner, they can add their board position.

Meeting Adjourned. 10:28 pm.