

## **Rollins Ranch at Mountain Green Association**

Meeting of the Board of Directors

August 27, 2015

**In Attendance:** Bill Chipp, Shilo Johnson, Brandon Love, Brandon Moses, Craig Widmier, Greg Buck, James Durrant of Utah Community Management, Rulon Gardner from Rollins Ranch LLC.

The meeting was held at the Cottonwood Water District.

The meeting followed the following agenda:

### **1. Rulon Gardner items**

- a. Architectural Review Committee. Rulon discussed that it's probably time for RR to take over. Bill Chipp is a life saver. Very time consuming with Oakwood. Not worth our time. Opened it up for the discussion of what to do moving forward. Rulon said they will follow what Bill Chipp wants to do. Craig shared an option for his place of business to receive plans. It was decided that Rollins Ranch LLC will continue with the reviews for the next 6 months. Bill will monitor this.
- b. Playground master plan. Craig shared the concept that has been drawn up. Rulon offered to assist financially if a plan is in place with a good concept. He believes there should be a pavilion. We need to figure out what it will cost. Craig will put the concept out to bid.
- c. Phase 6 CC&R. Filed and recorded. Open space issues. ATV, RZT, Snowmobiles, etc. issues: Calling Morgan County Sherriff. Discussed mentioning this in the newsletter. Talked about a potential mountain bike trail in the common areas north of the HOA.
- d. Thistle is a huge issue. Scottish and Musk thistle and it is everywhere. They spent \$26,000 in the Cottonwoods on spraying thistle. Rulon recommends budgeting at least \$10,000 to spray. Who is spraying the open areas? Need to plan for this.
- e. Trappers loop road issue. Discussed the number of people who are accessing the road. This needs to stop.
- f. Water issues with culinary and irrigation systems. Please invoke conservation in your HOA newsletter.

### **2. Financials**

The Board reviewed the Profit and Loss statement and the Balance Sheet.

### **3. White house update**

The homeowner is seeking to change the covenants to allow white as a color. The board wants him to continue to be fined monthly. HOA to follow the process recommended by the HOA attorney.

### **4. Report on enforcement and violation issues was given.**

Inspections have been done. Violation letters were sent out on mailboxes, roof pipes, trailers etc. Discussion was held on a mailbox that contained some wooden elements.

### **5. Weppner drainage issue**

Weppner is concerned about water from the common area that is pooling on his property. He will be invited to attend the next board meeting to discuss his concern.

**6. Update on 4 lots and the 10 feet to be transferred**

Craig is working on getting the recorded documents. Board needs to approve it. For now this item has been tabled.

**7. Tonks mailbox**

It has elements of wood. Denied approval. Homeowner can request a hearing with the board.

**8. Annual meeting date**

Discussed November 5<sup>th</sup> at 7:00 pm at the Mountain Green Elementary.

**9. Christmas lights start date**

The lights will be turned on the day after Thanksgiving.

**10. Other items**

- a. Smith yard—needs to be finished, board members have received complaints.
- b. Vacant lots and weeds growing over—will be mowed by September 1<sup>st</sup>.
- c. Fence for trails—Ryan will contact Skyler about the fences to be fixed and get bids.
- d. Pro Green weed control—discussed more of the thistle problem.

**11. Next board meeting:** September 10<sup>th</sup> at 7:00 pm.