

Rollins Ranch at Mountain Green Association

Meeting of the Board of Directors

Water District Building

August 17, 2017

8:37 pm

Conducting: Brandon Moses—HOA President

Attending:

Niki Tonks, Brent Wilde, Lance Peterson, Brock Weeks

Community: Gordon & Karen Sant, Victoria & Alex Resznik

1. Welcome and introductions
2. Open comments by homeowners
 - a. Brody Orton request to present: Tabled, he did not make it to the meeting.
 - b. Homeowner discussed the dirt being excavated in the new phase:
 - i. Concerned about the easement that is not there now for the HOA since the wall has been constructed.
 - ii. Brock will reach out the developer Danny
 - iii. Discussed some recent vehicle burglaries in Cottonwood and recommended the neighborhood keep watch.
 - iv. The last newsletter was sent out in January. Is this not happening anymore, please check.
 1. Brandon will check with James to make sure the newsletter goes out with the bills.
 - v. Did a petition ever go out for the Sherriff to patrol the area
 1. Hasn't gone out, community hasn't done that.
 - c. Homeowner discussed not getting bills and the enforcement of the parking rules and regulations.
 - i. The board recommended that the homeowner go through the amendment process to get this changed or edited.
 - d. James to upload all the most current CC&R's with OCR so it is searchable.
3. Approve past minutes: Brandon motion to approve the past board meeting minutes, Brock second, all voted in favor
4. Financial statements: Brent indicated that the financials look fine.
 - a. There have been several questions about how much money is in the account and what it will be used on.
 - i. There is approximately 34k in excess. This is looking at the reserve study which is fully funded by 2017. With the improvements and totals, we should have at least 33k in account and 2-3 mo. of operating expenses.

- b. Needs James to send full account, not just balance sheet. James said he would have it by the next financial statement, by the end of September, including reconciliation of bank account.
 - c. Items required:
 - i. Regular financial: ytd & current month
 - ii. Trailing 12 mo
 - iii. Bank statement with copies of cleared checks
 - iv. Copies of invoices paid checks against
 - v. Reconciliation
 - vi. Aging report on dues
5. Sheds (setbacks, materials, what constitutes a permanent structure?)
- a. Need to define a permanent structure in the CC&R because it is vague what that means.
 - i. Recommend 200 sq ft
 - ii. Decide set backs in lots that don't have the required guidelines.
 - b. Need to define what materials a shed is whether is permanent or not.
 - c. As a board, the CC&R's state that the ARC committee has the ability to make a final decision
 - i. The ARC committee needs to define materials
 - ii. Need to put a height restriction on a temporary structure.
 - iii. Define what constitutes permanent
 - d. Recommend that the ARC committee put together a proposal for the board on the above elements and submit. Come back on the 14th of September.
6. Common area items:
- a. Community member water issue: Tabled due to time
 - b. Christmas lights: White trellises lights night working. It is not a power issue; it is an issue with the lights. James needs to order to get this fixed. Northern Lights providing a bid.
 - i. James to get us a bid by 8/24/17
 - c. Middle section lights in entry way: James has a bid, the new bid is \$100.
 - i. All approved the increased in budget.
 - ii. We need to get a sample of the lights so we can approve. A link to a digital view would be sufficient.
 - iii. James to provide a sample by 8/24/17
 - d. Trees:
 - i. Were not being trimmed by ProGreen
 - ii. Entry way not groomed
 - iii. Progreen was up today taking care of the items not taken care of
 - iv. Check to make sure they are spraying for weeds especially in the entry way in the native grasses area & all common areas
 - e. Drip system for plants in entry way:
 - i. Approved to replace all and they have been done. There were some cut and left as garbage.
 - 1. This has been addressed
 - f. Pond drainage:
 - i. Has been cleaned and fixed

- ii. James is contacting someone to put in the drain. This should be addressed by Monday.
- g. Maintenance contract with ProGreen
 - i. Look at re-bidding the contract
 - ii. James to provide additional bids by the end of September.
- h. Bids for west side common area overlooking the gravel pit
 - i. Bid has been received
 - ii. Brandon to negotiate with them to do the full bid for \$14,700.
 - 1. All board is in support of the improvement at the above agreed upon amount.
- i. Timber sign:
 - i. Craig Widmire wanted it
 - ii. James to contact Craig and give him until the 24th of August
 - iii. Lance contact Morgan real estate Brandy agent to sell the sign
- j. Selling of common area
 - i. Approved by the state to approve common area.
 - ii. Has to have 67% approval of the neighborhood to sell the land.
 - iii. Then county has to approve after
 - iv. There is a small piece off of the area by Roper
 - v. Would bring in \$25k to the community
 - vi. If 100% of the homeowners in the area proposing to be sold are willing to buy the land, the board will put it to vote to the community.
 - vii. Brock will confirm that they are all on board to buy.
 - viii. The offer is \$1.50/sq ft. and the buyer bears all of the cost for the purchase.
 - 1. The board will seek updated pricing on the land prior to sell and purchase as time has passed since the initial discussions.

7. Committee updates

- a. Architectural review committee (who is at the year mark?)
- b. Discussion was had regarding the value of keeping some individuals with historical knowledge to help keep the process consistent
 - i. Jordan is at the end of his term. Ask for an extension
 - ii. Tyson Martin can extend or be replaced.
- c. Activities committee
 - i. Brent will present an annual proposal to the board with approximate activities and approximate expenses per activities.
 - ii. Request an activity that may be for those without kids
 - iii. James to send out a new notice that we are looking for community volunteers
- d. Common area master plan
- e. Brock gathered a new committee with some existing members to pull all of the data from the last vote to try to come up with a new plan.
 - i. Brock drew an idea of the plan on the whiteboard, but there were no actual drawings to be shown. The idea was to grass the entire area, add a 1500 sq. ft pavilion and a large park. There were no specifics of style of park, style of pavilion, type of landscaping, cost, etc.
 - ii. Niki asked again to be informed of all common area meetings and to be included in the committee. Brock and Brandon agreed to make this inclusion.

- iii. After some discussion, the board recommended that the committee draft a smaller pavilion and give a very detailed plan of the park and the costs prior to submitting again.
- f. Junior high
 - i. No update
 - ii. Brandon spoke to Doug Jacobs the superintendent and confirmed there would be no playground. There will be a soccer field, 3 basketball courts, blacktop with hopscotch and a 4 square.
- 8. Enforcements of CCRs
 - a. Vacant lots: The schedule hasn't been followed on being mowed
 - i. Now there will be a message to empty lots that if it isn't mowed by an established date, it will be mowed on that date and the owner will be charged.
 - b. Trailers: Addressed above
- 9. Other items:
 - a. Put the HOA management contract out to bid: Brandon. Niki get the contact to Brandon. Recommendation from Welch Randall
 - b. Brandon motioned to not discuss the waterfall or reply to community inquiries on the waterfall in the future.
 - i. Brock recommended that the community members petition the community to get 67% to get the bid if the waterfall issue is to be reopened.
 - c. HOA board does not enforce kids on motorbikes.
 - i. Recommend to put it on the newsletter as a reminder of neighborhood safety.
 - ii. Recommend that any issues regarding this should be referred directly to the sheriff's office.
 - d. James needs to get a quote to fix the asphalt trails.
 - e. James needs to get a quote to reinforce the trellis on the west side that is dipping.
 - f. James needs to ask the county to fix the broken concrete on the curb in the entry way.
- 10. Next board meeting
 - a. September 14th

Brandon motioned to close the meeting, Brock second, all in favor.

Meeting was adjourned and moved to a closed session.