

Rollins Ranch at Mountain Green Association

Meeting of the Board of Directors

December 10, 2015

Ryan Trease's home

Attending: Ryan Trease, Craig Widmier, Bill Chipp, Brandon Love, Brandon Moses, Armel Beardall and James Durrant of Utah Community Management LLC.

Minutes: Meeting was called to order at 8:35 pm. The board met for the purpose of deciding whether to allow Fernwood LLC to keep their sign in the common area entry way. The other sign in the entry way, the Oakwood sign (Henry Walker) was already given permission to be installed by the developer while they controlled the HOA. See the email below:

From: Skyler Gardner [<mailto:skyler@rcgardner.com>]

Sent: Monday, December 15, 2014 4:35 PM

To: Utah Community Management <manager@utahcommunitymanagement.com>

Subject: Re: Rollins Ranch HOA items

James

The sign was installed by Rollins Ranch, LLC. Henry Walker Homes was given permission to install a sign in 2012 to sell 15 lots they had purchased from Rollins Ranch, LLC.

Discussion was had by the board members regarding why or why not the sign should be given permission to stay. Each board shared their thoughts.

Motion was made to allow Fernwood LLC to install a sign as long as:

- Sign design would be approved by the board
- Sign size 4 feet by 6 feet, no bigger
- 45 feet from west side of curb at entrance
- One year approval (or until 8 lots are sold)
- Must maintain sign to original state
- The sign will be allowed to stay up for 1 year or until the 8 lots are sold. Whatever comes first. Fernwood could re-apply to the board if they want the sign to stay past one year.
- Must call blue stakes (state law)

Motion was seconded. Vote was taken. 4 in favor, 1 opposed. Motion passed.

Meeting adjourned at approximately 9:30 pm.