

Rollins Ranch at Mountain Green Association
Meeting of the Board of Directors
May 19, 2015

In Attendance: Ryan Trease, Brandon Love, Craig Widmier, Bill Chipp, Armel Beardall, James Durrant of Utah Community Management, Gordon and Karen Sant, Randy Johnson and Dan Carver.

The meeting was called to order at 7:05 pm. Meeting was held at the Cottonwood Water District Building.

The meeting followed the following agenda:

1. Approve Past Minutes

Minutes for the last meeting were approved.

2. Comments by homeowners

Randy Johnson shared his concern about his neighbor who runs a business from his house. 18 wheelers deliver goods to home with forklifts. His goods are loaded on his commercial vehicles throughout the day. This creates a nuisance.

Dan Carver concerned about the color of 407 that is under construction. James has notified them that they are in violation of the paint covenant. Oakwood has submitted a work order to fix the color according to a conversation James had with Oakwood. Also concerned about the elevations of the homes being built.

Gordon Sant wanted more information on the 10 feet behind their homes. It was approved at the county council. The county also lost the mylar. Craig is working on this. A new title report will be signed and recorded. It has been approved, now it needs to be recorded. He has sign documents stating that this would have been taken care of back in November of 2008. They are also concerned about the plans to finish the common area behind their home. Parking is a concern along with noise. They were told by the developer that there would not be a park or clubhouse behind their home.

3. Closed Meeting at 9:00pm.

Requested Hearing by Jeff Gardner concerning 10.2 of the CCRs. Jeff received a violation letter. Violation was for delivery of goods for his business. Requesting a variance. Variance request was denied by the board.

4. Review of financials

The board reviewed the financials statements year to date,

5. New HOA laws 2015

James reviewed the latest HOA laws regarding open meetings. Including when an HOA board may elect to hold a closed meeting.

6. Proposed Amendments update

Update was given. Email will be sent to all homeowners so that they can vote online within 48 hours.

7. Common area

Discussion on common areas. Ryan shared his bids on the fence replacement.

8. HOA inspection results

James shared the results of past inspections. August 1st mailbox deadline.

9. Other items:

Progreen spread 14 yards of bark. They recommend 70 more yards. Prices were shared. Discussion was had of top dressing every year. Discussed if homeowners would want to do this work.

10. Meeting Adjourned