

Rollins Ranch at Mountain Green Association
Meeting of the Board of Directors
Water District Building
September 14, 2017, 8:30 PM

Conducting: Brandon Moses—HOA President
Open at 8:41 pm

Attending:

BOARD:

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

HOA Manager:

James Durrant

Community: Russ Willardson, Brody Orton, Jacob Storey, Aaron Tonks

1. Welcome and introductions

2. Open comments by homeowners

a. Brody Orton request

- Talking about the drainage issue in lot 127 on Stampede Lane 5854

- Trying to get the blessing of the board to drain water through the fence

- Presented pictures

- Pumped water out of the yard 14 days in the winter

- His yard, the Treses and the Bells yard have been affected by the water drainage

- The french drain that is present goes out the fence and then to his fence line

- Recommended solution: Punch holes through the foundation of the wall. Is 16"-2"

thick. Drill 5" holes through the concrete portion of the fence, and then connect a pipe to the French drain that the Treses built and put a pipe onto the grass berm.

- Proposing a pipe on the other side of the fence to connect to the land drain.

- Contacted ACOR, bonded, licensed and insured. They will use a diamond drill to keep the integrity of the wall and will drill straight through.

- He is willing to pay to have the holes drilled and do the labor

* Asking of the board for permission to drill through the wall and drain onto the water easement.

- Discussed the possibility that water will drain onto the sidewalks and negatively pool on the HOA property

BROCK: Motion to allow Brody Orton to drill 3 holes with 5" diameter and go to the county to get the map of where the storm drain is at and if it can be connected to. If it isn't able to be done and then daylight it.

Lance second

All in favor: All in favor.

Niki requested a follow up on the outcome so the Board knows what action was taken and to send it to James.

- Brody will dig down first to see if there is a pipe on the HOA side.

- Asked to dig and fill at the same time or put

READ:

James read two comments from the homeowners.

3. Approve past meeting minute:

James will put the newsletter out via email, and include a blurb on the bill to look online for more information.

Brent motioned to approve the minutes from 8.17.2017, Brock second, all in favor, meeting minutes approved.

4. Sheds (setbacks, materials, what constitutes a permanent structure?)

The ARCH committee got together to discuss sheds, setbacks, materials and what constitutes a permanent structure due to some non-conformance with these items as well as confusion when an approval is required. Based on that meeting there were a few recommendations to the board:

The set backs and the wording in 10.6 is very confusing because it makes it seem like the 20 foot back requirement is only for a corner lot.

We recommended to change to the following:

Non-Corner Lot setbacks and orientations:

No Improvements or structures of any kind will be located on a Lot closer to the respective Lot line than as follows: 20 feet from the front Lot line; 20 feet from the back lot line and 10 feet from each side Lot line. The orientation of a structure will be subject to the approval of the Architectural Review Committee.

Corner Lot setbacks and orientations:

No Improvements or structures of any kind will be located on a Lot closer to the respective Lot line than as follows: 20 feet from the front Lot line; 20 feet from the back lot line and the 20 feet front yard standard will apply to the applicable side yard. The orientation of a structure will be subject to the approval of the Architectural Review Committee.

The ARCH committee agreed that the best way to try to approach encouraging the community to submit all changes was with a "Just submit it" type campaign to let people know what they should get approval for and if they are unsure, submit it anyway. It was discussed that people may be afraid they will be denied so the board needs to outline the ways to ask for a variance if it is truly warranted and hopefully encourage submittals.

The ARCH committee recommended a flyer on the door and in the newsletter and easily accessible on the web would be great.

Better, more consistent enforcement was also encouraged

MOTION Brandon: If local ARCH committee gets a submittal that does require a variance from the CC&R's that the chairman puts it to the board for a final decision before it goes back to the homeowner for a full rejection.

Niki second, all in favor. Motion passed

5. Update on common area projects (LED lights in entry islands, trellis repair, electrical outlet at base of trellis, pond cleanup, west side common area landscaping project)

James found someone to do 36 lights for \$50 each light, keep existing light and retrofits to LED. Putting new interior and LED. If anything is broken, he will fix them on an hourly basis.

Starting today.

Looked at the trellises and on both sides are leaning. It is top heavy and is coming down. The recommendation is to take the first pillar and break it down and figure out the problem (go three feet down). Do some exploratory to determine the problem.

Propose to dig 3x5 put cement and anchor it down and have the anchor on the trellis, looks nice, to pull the weight back enough to balance there and not pulling it. Will need 2-3 of these on each side.

Guess of cost \$800-1000 for each and will need approximately 6, plus the cost of the engineering and cabling. Could be up to \$10k cost.

MOTION: Brock motion that we allow Matt Vannatter to begin exploratory measures to determine the problem as well as contact a structural engineer to propose a long term solution. Lance second, all in favor, motion passed.

Pond is full of 2-3 feet of silt. Only way to get it out is with a backhoe. 100 goldfish are also in there. The yard crew cleaned up garbage, drained water, but there is soil still. The storm drain takes all of the water on the east side that goes into the pond. In the center is the drain and it is clogged and the motor is submerged in water.

Craig said the fix would be to build a cement box and 60 feet of pipe to pipe it to the stream as an exit point. Thinks piping would be 10k. Then to get a heavy equipment to get the silt out. The cost for this would be about 8k. To get the motor out and sump pumps back up working is about 10k.

Recommended Steps:

1. Repipe
2. Dig out silt
3. Fix the pumps

MOTION: Brock motions to approve the safety portion of the waterfall project to install the primary drainage pipe, but before action is taken, the board will present to the community the cost of the full fix and if there is 60% of the entire community in favor, the board will move forward with the entire project if funding permits, or only move forward with the pipe only project with less than 60%. Lance seconds, Brent voted nay, 4 approved, motion passed.

James confirmed that the waterfall was not part of the reserve funds.

Land Sale:

\$1.50 was approved last year when Brock approached the homeowners regarding the sale of the property behind their homes. Brock indicated that at the time, market value for unimproved land was is \$3.00 - \$4.00 per square foot. All three of the home owners are in favor of buying the property plus covering all costs to convey the property. Brock is recommending that it now be proposed to the community for a 67% vote as this is required in the bylaws. Income to the community would be about \$20k.

Brock will put together a proposal to the community for the vote.

West side common area landscaping project:

There are two sets of bids, one is to landscape the small area off Roper and the other is to landscape the West side.

Roper:

Recommend minimal on this area at this point.

MOTION: Brock motions to approve Neal's landscaping bid of \$12,270 to improve the west side view park strip off of Latigo Lane, all in favor, motion passed.

James will try to get water ASAP.

James to look at who owns the iron fences.

MOTION: Brock motions that Neal's Landscaping bid to grade and remove weeds only in the 9,660 sf area. All in favor, all approved.

6. Committee updates

a. Architectural review committee

MOTION: Niki: Motion to keep Tyson Martin and Jordan Hansen on the local arch committee for another year, Brent second, all in favor, motion passed.

b. Activities committee

Danny Kilgore, Katy and Kaleb Perry, John & Mary light, Landry Toomer, Derek & Megan Eggleston, and Kaylee and Tyson Martin.

c. Common area master plan

No updates. Members include: Katy Perry, Morgan Toomer, Russ Willardson, Taylor Neilsen, Isaac Beus, Niki Tonks

d. Junior high

Nothing new.

7. Other items:

No one wants the timber signs. Brandon recommended to put a picture in the sign. Brock mentioned to put it on KSL for \$1000 and will take the lead in doing it.

8. Next board meeting:

October 12th – tentatively.