

**Rollins Ranch at Mountain Green Association**  
**Meeting of the Board of Directors**  
Water District Building  
October 12, 2017, 8:30 PM

Conducting: Brandon Moses—HOA President  
Open at 8:34 pm

Attending:

Board Members: Brandon Moses, Brock Weeks, Lance Peterson, Brent Wilde, Niki Tonks  
HOA Manager: James Durrant of Utah Community Management

Community: Gordon Sant, Bill Chipp

1. Welcome & Introduction
2. Open Comments by homeowners
  - a. Community member had questions on the meeting minutes. Why are we seeing vinyl sheds going up?
  - b. Community member appreciates the lights being fixed, the trellis being fixed and is concerned though that all concerns aren't being taken into consideration.
  - c. Community member is concerned with the school bond increasing taxes and doesn't want HOA dues to increase as well.
3. Approve past meeting minutes
  - a. MOTION: Lance motions to approve the minutes as proposed, Brock second, all in favor. Meeting minutes passed.
4. Architectural Review – Rollins Ranch LLC
  - a. Table because Rulon Garner could not come.
5. Update on common area projects:
  - a. LED Lights – changed out in the entry way, the islands and trellis lights. Electrical box was broken, replaced lights. There are three broken fixtures and need to be replaced. \$200 per fixture plus \$150 for labor per light.
  - b. MOTION: If the replacement of 3 fixtures and labor is under \$1000 proceed. Brock second, all in favor, motion carries.
  - c. Holiday lights will be on November 1<sup>st</sup>, set up on the 18<sup>th</sup>. They have all been upgraded to LED.
    - i. James will compare the reduced cost in electricity with the new LED lights compared to last year.
  - d. Secondary will be turned off on the 16<sup>th</sup>, the Commons area has already been blown out
  - e. Engineers will be here next week to look at the fix for the posts on the sinking trellis.
  - f. James is working with the water board to get the secondary water to the part that is being finished.
    - i. They thought they may have to cut into the road, but it is split at the Davidson's. They will be able to use the existing pipes.

- g. Any idea of what area of acreage is being watered currently. We currently are paying for 5 acres of water. James to look into this.
- h. Recommend to look in phase III for more information.
- i. James to see if there is an easement for the water tank and if it will be beautified.
  - i. James to check with the attorney on what leverage the HOA has. Attorney is Michael Miller with Miller Harrison.
- j. Asphalt still needs to be fixed in common area trail, James will continue to follow up and get a bid by the end of October.
- k. The pond was cleaned up and the major rain storm filled it back up.
  - i. James is working on bids for the full phases of the projects. It is with Landworks. Shooting to get bids by the end of October.
- l. There is a large hole in the asphalt in the entry way, James to check with the county on that.

6. Common Area Committee to present their plan:

- a. Two amenities: Pavilion and big toy
  - i. Pavilion is 24x44
  - ii. Play area is 50x60
    - 1. Pushed back as far as possible into the hill
    - 2. Colors tans, browns greens
- b. Do we landscape all of it or just where the park is?
  - i. Adds \$50k to do all landscaping
  - ii. Adds \$27k to add the trail
- c. The trail would go from Saddleback directly south then direct west.
- d. Talked about cost increase of approximately \$24/month on a 7 year. On a 10 year it would be approximately \$19 – for a budget of \$225k
- e. For the approximate option of \$140k, a 7 year would be approximately \$17.
- f. Requesting to get more specifics on the cost as well as the specifics. This will come to the board prior to going out to the community for a vote.
- g. Community recommended that the community understand all of the increases (sewer, school bond, park).
  - i. Also asked about maintenance increases, water cost increases, etc.

7. Committee updates (if needed)

- a. Arch review: Brandon talked to Elizabeth.
  - i. MOTION: Brandon motioned to move to remove Elizabeth Orton from the Arch committee. That seat will be vacant for now. Lance second, all in favor, motion passed.
- b. Jr. High: Lance is getting concerned that RR is getting ignored. They are sending plans, but busting through to get votes. Biggest issue is the entrances and exits. Meet with Doug Jacobson.
- c. Activities committee has spent \$1400 so far this year, not all Hogwarts receipts have come in.
- d. Common area master plan: covered above

8. Other Items:

- a. Shoot to have a vote to the community by mid November 9th
  1. Park
  2. Land sale
  3. Waterfall
  4. Change the CC&R's for the setbacks
- b. Brock will put the wooden sign for sale on KSL for \$2000
- c. Hamlet homes wants to come to meet again

Meeting closed at 10:23 pm