

Rollins Ranch HOA Annual Meeting

Location: Mountain Green Elementary

Date: February 20, 2018

Time: 7:00 PM

Conducting: Brandon Moses, HOA President

1. ATTENDING:

- a. Board Members: Brandon Moses, Brent Wilde, Brock Weeks, Niki Tonks and Lance Peterson
- b. Property Manager: James Durrant, Utah Community Management LLC.
- c. Community: 27 in attendance (at opening of meeting)

2. WELCOME AND INTRODUCTIONS:

3. REVIEW OF FINANCIALS:

- a. Profit and Loss/Income Statement:
 - i. James presented the profit and loss that is included in this agenda. Discussed the change in fee from \$40 to \$30.
 - ii. James discussed some of the steps to fix the waterfall if that ever came to be and what the board did as an initial phase in basic maintenance without making any permanent changes.
 - iii. James discussed the special projects and options that may be an additional expense.

4. PROPOSED 2018 BUDGET

a. MOTION MADE:

- i. Motion to add to the budget in order to do snow removal on sidewalks and egress points. Motion seconded by Bill Chip
- ii. Discussion about bus stop. The students can't go up to one of the stops due to the snow.
- iii. Discussion about whether it could be done in the mornings prior to kids going to school
- iv. An additional recommendation was added to move the snow in front of the community boxes
- v. **AMEND MOTION:** Mr. Durbano recommended to amend the motion until there is a bid to discover actual costs and ability to provide the service.
- vi. James Durrant mentioned that it was \$30-50 per hour including travel time.
- vii. Recommended to petition the bus route to go into a different part of the neighborhood so the kids don't have to walk there.
- viii. Discussed bus stops, and that per the school district, there must be a certain number of kids to meet a bus stop necessity.
- ix. Discussed ADA compliance requirements for the HOA to provide cleared sidewalks
- x. **AMEND MOTION:** Mr. Durbano recommended to further amend the motion to study and obtain proposals regarding cleaning sidewalks in the winter and return with a report to cost and feasibility before making a vote or decision.

- xi. Discussion regarding the liability of having it on the budget and if it can't get done properly due to timing and availability of contractor.
- xii. Discussion regarding the possibility of adding postings at sidewalk entryways specifying that trails aren't maintained.
- xiii. Discussion of a combined solution where there are signs stating that sidewalks are not maintained; but do removal to the best of the ability where walkways are most utilized.
- xiv. **MOTION MADE:** Motion to add snow removal to the annual budget on of Rollins Ranch HOA to service the concrete sidewalks coming into the subdivision, the egress connecting Cattle to Rollins and the connecting Stampede to Rollins and the asphalt trail in phase two.
 - 1. Bill Chipp second's motion
 - 2. **MAJORITY IN ROOM IS NOT REACHED**
 - 3. **MOTION DOES NOT PASS.**
- xv. **QUESTION:** what is the target reserve fund:
- xvi. Brent Wilde discussed the reserve balance analysis based on the last page. The reserve analysis doesn't discuss several areas of the community that he believes should be. Recommends keeping the reserve where it is in case other items are done in the future.
- xvii. **MOTION MADE:** Mr. Durbano motions to approve the budget as proposed
 - 1. Randy seconds the motion
 - 2. **MAJORITY IN THE ROOM VOTES IN FAVOR.**
 - 3. **MOTION PASSES**

5. Reports by Board Members

- a. Completed and Future Projects: Brandon Moses
 - i. Discussion of phase 4 street lights
 - 1. Homeowner provided research on county code regarding who pays for the lights being turned on and the board is responsible for that.
 - 2. Phase 5 & 6 have lights and the HOA is paying for it per county code.
 - ii. Pond:
 - 1. PHASES: some wanted to fill it in to be safe, others didn't want to do anything permanent so it could possibly be salvageable. 1. redirect 2. drain and pump. 3. assess the pump and bladder cover
 - iii. Trellises
 - 1. Trellises are tipping and the engineer has given recommendations on how to fix it and it will be moving forward.
 - 2. There is a way to turn the water down, or selectively run the waterfall. The average cost is between \$700 – 1000/month to run. Looking at ways to save power if boards were able to in the future get that going
 - iv. West side landscaping.

1. When Oakwood developed per their contract, it was said to leave it natural. So they left cement, boards, trash, weeds. It was decided to landscape, clean, water and sod.
- v. Electrical lighting
 1. Entry lights are still being transitioned over to LED which will be a substantial power savings.
 2. QUESTION: have they looked at bulbs for street lights\
 - a. Not at this time
- b. Architectural Review Committee: Niki Tonks
 - i. Requested community to seek proper for approval for anything that is done as far as an improvement goes to remain in compliance. Especially fences, sheds and other builds.
- c. Activities Committee: Brent Wilde
 - i. Danny Kilgore and the committee have done a great job putting community events together. Please give his team a thanks.
 1. Egglestons, Perrys, Lights, Toomers, Martins.
- d. Common Area Concept Plan: Brock Weeks
 - i. After the community vote, the common are committee took those options and comments and put together another option based on the results to see if they were closer.
 - ii. There are 4 main take aways:
 1. Didn't want much back there but a simple playground and a pavilion
 2. Community wanted it to blend in with the natural environment. The equipment ideas showcase a more natural looking to blend into the area.
 3. Must be low maintenance even though it is natural looking and use synthetic materials. Pavilion is steel and rock and low maintenance.
 4. Be cognitive of the neighbors so it was positions away and not impeding on their noise and privacy.
 - iii. Park Committee members consist of:
 1. Morgan Toomer, Katy Perry, Brandon Moses, Russ Willardson, Isaac .
- e. Junior High Update: Lance Peterson
 - i. As soon as the bond has passed, there has been no communication. There are a few concerns with the location of the exit from our neighborhood is going into their parking lot.
 - ii. Lance will continue to contact the developers to discuss options on egress and the main roadway through Rollins Ranch.
- f. Land for sale:
 - i. At the south end of Stampede bordering the gravel pit. Begins at lot 127, 128 and 129.
 - ii. Bordering it is an easement access and comes out at the corner of Roper drive.
 - iii. One of the homeowners was given verbal approval to landscape that land immediately after moving in.
 - iv. The homeowner at 129 is proposing a home that is too big on the lot as is, the added land would allow the home to be built.
 - v. 100% of the lot owners affected are willing to purchase the land proposed and absorb all costs involved to acquire and improve it.

- vi. Brock Weeks discussed the proposed land and proposed the sale of land based on the following:
 - 1. The land has no current use to the HOA
 - 2. Instead of maintaining, turn it to a profit
- vii. COMMUNITY DISCUSSION BASED ON POINTS:
 - 1. There is a potential that a road might be put in the corner area at the end of Roper connecting the gravel pit area to Rollins Ranch, this area may be used for walking access in the future.
 - 2. The property was originally there to allow for a walkway to a potential park at the corner of roper.
- viii. This all has to pass 66.7% of the community vote.
- g. QUESTION: Does anyone know about the water tank.
 - i. James indicated that there is an easement to get to the water tank.
 - ii. The developers wrote up the plat map including the water tank without paying the community in the original proposal.
 - iii. Who maintains the right of way?
 - iv. James speculated that the HOA will end up paying for it.
 - v. Recommends that this go to an attorney.
 - vi. Community recommended that while they are up there, is it possible for us to get involved and finish it before they leave with a pathway to the river.
 - vii. This is the water company and the developer. James was told it would be for the school, gravel pit and possibility of our HOA.

6. Open comments by homeowners.

- a. A community member expressed concern that park committee identified that one of the concerns was the homes bordering the park; however, he has not been approached about his thoughts on the park going in behind his house.
 - i. This community member also expressed concern with maintenance items already required and not done including the pond and waterfall.
 - ii. Indicated there is a significant amount of money required to fix the current maintenance and should be done prior to adding more cost.
 - iii. Also expressed concerned about how will the community get more water and more power to the proposed park and the high initial cost of \$350,000.
 - 1. With the cost of the new school bond, utilities going up, and other increases, he recommended that community members take the full costs into consideration when voting to add more.

7. Election of HOA officers—conducted by HOA Manager

- a. Thanks to Brandon Moses (3 years), Brent Wilde (2 years) and Brock Weeks (2 years) for their service on the board.
- b. Job Description: 2 years, could serve in any capacity: President, VP, Treasurer, Secretary. Attend quarterly meetings, more if needed. Take on assignments.
- c. Process to follow: must be nominated and seconded; close nominations; 1-2 minutes to introduce self to homeowners; vote by ballot; manager and board member tally votes.
 - i. NOMINATIONS:
 - 1. Jacob Story; second motion

2. Mark Handcock, second motion
3. Sally Cantwell, second motion
4. Creighton Green, second motion
5. Ann Theusen, second motion

d. Those nominated presented 2 minutes regarding their capacity to lead.

e. MOTION: Motion to close nominations

- i. Second received
- ii. Majority in favor
- iii. MOTION TO CLOSE NOMINATION PASSES

f. NEW BOARD MEMBERS VOTED IN ARE AS FOLLOWS:

- i. Sally Cantwell
- ii. Mark Handcock
- iii. Creighton Green

8. Adjourn meeting