

Rollins Ranch HOA Board Meeting Minutes
December 11, 2018
Meeting held at the Cottonwoods Water Building

Attending: James Durrant (Manager), Creighton Green, Lance Peterson, Mark Hancock, Niki Tonks, Sally Cantwell

Agenda

1. Open Comments by homeowners: none present
2. Approval of previous board minutes: Motion to approve – Lance, Second by Niki – all approved
3. Review Financials – James reviewed financials with the board. Next year there will be no further taxes, this is the last time for them. Landscaping needs – be sure enough is in the budget for that. HOA social funds – increase? Christmas lights – East side has some out. Discussion on making sure the lights go all the way to the top this year if we can on the white lights. This is included in maintenance fees. All members of board approve this maintenance cost. All lights are LED. Water will be \$2,000 less next year. Still need to fix trellises. December budget approximately \$800. Have not received the bill for fixing the spotlights.
4. Update on current projects: Street lights – Oakwood and Rocky Mountain Power will communicate once conduit caps are in place and the meter boxes need to be 3 feet away from tree/fence/homes. Then the lights will be completed. Ruben has committed to helping get this completed. Trellises are still not fixed...Keith (contractor) is still committed to the project and is saying around two weeks (start of the new year). Pond repair – spring fix, working towards a pondless waterfall. Water containers and trellises will be worked on “January”. Consider looking at solar options to run the waterfall. Possibly need a team of individuals to help us get the waterfall running. Equipment (pump, etc.), rocks, electrical, etc. maybe put together a Waterfall Task Force – Craig Widmier, Quinn Brown, James Durrant. Stop signs coming in new areas, sprinkler and grass in common area – get quotes – Creighton is getting quotes from Jack Neal and Pro Green. Common area is approximately 1 acre – discussion of putting in 20 trees. Second common area – south of Behunin’s home, hold on any development due to possible easement in new adjoining neighborhood development.
5. Update by board members on committees: Tour of new middle school offered by builder for homeowners at any time starting around March. Principal and assistant principal have been hired. Permits just submitted to Morgan County for road to be built through gravel pit. Email from builder will be included with minutes. Water tower update – dirt has been built up, road still needs to be put in.
6. Other items:
 - a. Concern of homeowner about discharge of firearms within the HOA – 300 ft. – 500 ft. of structure and a public highway. As long as people are following the county laws and the legal statutes. James is checking language and will put out the statement on a newsletter.
 - b. Discussion on renewal of contract with HOA manager. He will write one up and present to the board.
7. Annual Meeting
 - a. February 21, 2019 at 7:00pm back up date February 28
 - b. Agenda items –

- i. Welcome and Intro by Board President – Lance
 - ii. Open comments by homeowners
 - iii. Review Financials by Mark
 - iv. Reports by Board Members – Lance
 - v. Architectural Review Committee – Sally
 - vi. Activities Committee – Niki and Danny - Year in review – New Committee members
 - vii. Projects Update – Creighton
 - viii. Voting of new board members – 2 open spots, possibly take nominations and volunteers with bios ahead of time to review
- c. 2019 projected budget draft – waterfall, landscaping, street sweeper

8. Next meeting – Annual meeting

Meeting adjourned – all approved!