

Rollins Ranch HOA Board Meeting

May 23, 2019, 8:30 PM

Cottonwoods Water Building

Attending: Creighton Green, Sally Cantwell, Micah Foster, Matt Garn, Charles Pigg, Brandon Moses, Brock Weeks, Randy Hill, Wade Warner, Jacie Woody, Katie Perry, James Durrant (HOA Manager).

Agenda

- 1) Open comments by homeowners and invited guests
 - a. Randy Hill—report on the status of the purchase of common area. Randy has been working with the county. Subdivision amendment package has been completed. This process is ongoing. This sale will bring in around \$20,000. They will pay in full within 30 days of Morgan County's approval. On June 4th he hopes to be on the County Council Meeting Agenda, he would like a board member to attend if possible.
 - b. Warner Family (Wade and Jacie)—requesting that the HOA sign a Boundary Line Agreement that clarifies the boundary line between Warner and the HOA. This agreement verifies the boundary lines already recorded on the county plat map. The board will review the agreement before taking any action. Motion is made that the HOA recognize the coordinates found in the recorded plat map. The HOA will draft a document for the Warner that states this. Motion seconded and passes. James will contact an attorney start with local attorney.
 - c. Charles Pigg—updated the HOA on the proposed development by CW Land Co. This development is west of the HOA. Creighton will reach out to the developer to present at the next board meeting.
 - d. Brandon Moses—reviewed the history of the common area park plan that was presented to the homeowners by past boards. Requested that the board put it out for a vote. Motion made to make this agenda item on the next board meeting for serious consideration. Seconded. Passed.
- 2) Approval of last board meeting minutes. Motion to approve. Seconded. Passed.
- 3) Review financials. James reviewed the budget.
- 4) Update on current projects

- a. Trellis repair—Keith said he will get it done within several weeks. Motion that it needed to be completed by the end of June the HOA will find a new contractor. Seconded. Passed.
 - b. Streetlights in Phase 4—James reviewed with the board the history of getting the lights turned on. Motion made that the homeowner pay for the power box to be moved or remove tree and fence. Second. The fence was unapproved. Passed.
 - c. Entry way lighting. Work to be done this coming week.
 - d. Waterfall. Get bids. Discussion on future steps.
 - e. Street sweeper? Homeowners need to be responsible for their runoff and the dirt that flows off. County will not pay to get it done. Mark will make sure that Phase 6 is taken care of.
 - f. Common area improvements—will be a main agenda idea next meeting. James will get the numbers and past plan for the next meeting.
- 5) School tour? Matt will set up a tour time for him and 4 other homeowners.
- 6) Other items:
- a. Request by homeowner to revisit fence requirements. Homeowner is looking for a variance for a pool fence. Board recommended that he submit it to the local architectural review committee.
 - b. Dogs are chasing runners. Dogs are out of control. Motion made a to notify homeowners of county laws and HOA rules. Homeowners can and will defend themselves.
 - c. Need volunteers for the activities committee. Planning a summer event before school starts back up, possible August 24th or the week before. Fall festival event as well. First part of October. James will send out an email to homeowners asking for volunteers.
- 7) Next meeting: Tuesday, June 25th. 8:30 PM.
- 8) Adjourned at 11:04 PM.

Motion made to approve the minutes. Seconded. Passed. 5.23.2019