

Rollins Ranch HOA Board Meeting

June 27, 2019, 8:30 PM
Cottonwoods Water Building

Attending: Board Members: Matt Garn, Sally Cantwell, Creighton Green, Mark Hancock and Micah Foster. Homeowners: Niki Tonks, Matt Earl, Gordon and Karen Sant, Pete Anderson, Brandon Moses, Brock Weeks, Taylor Nielson, Matt Blood and Ben Dickman. James Durrant—HOA Manager.

Agenda

- 1) Open comments by homeowners. Niki asked about the common area improvements asking if new information was shared at the last meeting. The board agreed at the last meeting to look at the work that was done by previous boards and common area committee. Matt asked if phase 5 and 6 had been turned over to the HOA? The answer is yes. Niki asked about the trail access to the river. Mark shared that he spoke with Mike at the water district, the water district is not done improving the area. Discussed the importance of having the meeting minutes up to date and posted quickly.
- 2) Review financials. James reviewed the financial statements.
- 3) Update on current projects. Board discussed the bid for the discovery work for the pond and waterfall repair.

James will get a bid to include the storm drain redirect and with the investigative work done.

Trellis repair update—Keith told the HOA manager that it is on his schedule to be done on July 7th. The board instructed James to get bids from other companies in case Keith falls through.

Streetlights in Phase 4 are now on. Electrical work in the entry way and trellises is complete. Working on getting the 2 streetlights in the entrance working.

- 4) Water Company/Warner's/Gardner's Update. Creighton asked Taylor to help with the water issue with the Gardners. Taylor discussed the challenges remaining between the properties of the Warners and Rollins Ranch HOA. This includes the challenges between Cottonwood Mutual Water company installing their new line and connecting to the existing well house. There are still

outstanding items between the Warners and the Water company which need to be addressed and is being taken care of outside the HOA. There is a need for the well house to be connected, but if the new development with the middle school loops their system with Cottonwood mutual, then the looping problem could be addressed. This is still being evaluated by the water company for any alternative solutions. In the event the water line is determined necessary, and the properties with the Warners has not been addressed, then existing Public Utility Easements can be used to run the water line. The problem with the existing PUE is the location between the houses and the end of their property would potentially place the waterline in the middle of the adjacent residents back yards. The recommendation to the HOA is to review the documentation provided from the Gardners and the Warners and see if there is anything additional which needs to be addressed from the HOA standpoint. The goal of the HOA is to ensure the property owned by the HOA and its residents remains protected. If the HOA does not need to be involved, then they will remain out of the discussion and let the items run its course between the property owners.

- 5) Common area improvements. The board discussed options that would be in addition to the already approved grass and sprinkler improvement. Discussed additional options that could include a pavilion, playgrounds and trails. Discussion on this item. The board will get bids on a pavilion, playground and trail. Homeowners will then be asked to give a yes or no vote on each of these on a survey. Creighton will get the bids for the pavilion, Sally will work on the play structures, James will get a bid on the trail. Taylor has the CAD files.
- 6) Activities committee update. Joe Coles volunteered to be the chair of the activities committee. Tentative plan is to have a summer and fall activity. August 24th for the summer activity. October 12th for the fall activity.
- 7) Next meeting: August 29th. 8:30PM.

Minutes were approved at the end of the meeting. 5-0.