

Thursday, January 7, 2021

Rollins Ranch HOA Board Meeting

Via Zoom, 8:00 PM

Attending: *HOA Board Members: Matthew Garn, Micah Foster, Shiloh Johnson, Danny Kilgore and Abe Behunin. HOA Manager: James Durrant. Homeowners: Bill Chipp, Brandon Moses, Ryan and Angie Trease, David Sawyer and Kevin Hall.*

Agenda

- 1) Welcome and Introductions. *Meeting was called to order at 8:05 PM by Matt Garn.*
- 2) Review of the Proposed Sign Rules and Regulations (see the notes from the HOA attorney at the end of the agenda).
 - a) Open comments by homeowners on signs. *Several homeowners shared their thoughts and recommended changes to the document. The board adopted several of their recommendations including not limiting the number of US flags displayed, allowing US Military service flags and first responder service flags, neighborhood activity signs to be displayed 30 days in advance of activities. Motion was made by Shiloh to adopt the proposed sign rules and regulations with the added changes. Motion was seconded by Danny. Motion passed 5-0.*
- 3) Open comments by homeowners on any items
- 4) Review of Year-end Financials. *James, the HOA manager, reviewed the financial statements. A new reserve study will be done by March. Several homeowners shared their thoughts that the HOA activities budget should be cut or completely removed. Several homeowners asked the HOA to maintain the HOA sidewalks in the winter months. James will get bids for this work. James is working with the board to have a proposed budget ready to present at the annual meeting.*
 - a) Working on 2021 proposed budget.
 - b) Reserve study to be done by March.
- 5) Update on storm drain redirect
 - a) Kirk and his team are nearing completion. He recommends that the HOA dredges the rest of the channel. Dirt, willows and phragmites has filled in the stream bed and are causing issues to proper drainage. They dredged an extra 40 to 50 feet so that the water would drain properly. Cost between \$18,000 and \$24,000. *The board discussed Kirk's recommendation and will plan to meet with him and see the area.*

- 6) Update on sale of common areas
 - a) Randy Hill update by Matt: *Randy is still working with the county and hopes to have this finalized soon.*
 - b) Dale Johnson update by James: *Dale Johnson still has intentions to buy this property. Motion made by Matt to give Mr. Johnson 1 year to initiate the purchase of this area. Motion seconded by Abe. Motion passed 5-0.*

- 7) Speed bump/hump on main entry way to slow down traffic. James spoke to Bret Heiner, county official over roads. The county will NOT allow the HOA to install any speedbumps or speedhumps in the roads. The reason he stated was snowplows. I discussed with him the need for a radar speed sign. He said that the county doesn't have any money in the budget for it, but that they would install it if the HOA would buy it. *The board discussed this issue. Shiloh made a motion to install a speed radar sign. Motion was seconded by Matt. Motion passed 4-1 with Danny voting "Nay".*

- 8) Schedule next board meeting. *The board scheduled to have the annual meeting on March 18, 2021 at 7 PM.*

- 9) Close the meeting. *Motion made to close the meeting. Seconded. Motion passed 5-0.*

Board follows the below steps to create the new rules and regulations on signs:

Counsel from attorney: "the Board is authorized to adopt Rules, the Board must follow the procedures in UCA 57-8a-217, which reads:

1. Except as provided in Subsection (3), before adopting, amending, modifying, canceling, limiting, creating exceptions to, or expanding the rules and design criteria of the association, the board shall:
 - a. at least 15 days before the board will meet to consider a change to a rule or design criterion, deliver notice to lot owners, as provided in Section 57-8a-214, that the board is considering a change to a rule or design criterion;
 - b. provide an open forum at the board meeting giving lot owners an opportunity to be heard at the board meeting before the board takes action under Subsection (1)(a); and
 - c. deliver a copy of the change in the rules or design criteria approved by the board to the lot owners as provided in Section 57-8a-214 within 15 days after the date of the board meeting."

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