

Rollins Ranch HOA Board Meeting Agenda and Minutes

Via Zoom, 8:00 PM

Attending:

Board Members: Shiloh Johnson, Abe Behunin, Danny Kilgore, Katie Perry and Jaran Nicholls. Others: James Durrant (HOA Manager), 3 homeowners.

Agenda:

- 1) Welcome and Introductions
- 2) Review of Financial Statements. *James reviewed the Profit and Loss Statement and the Balance Sheet YTD.*
- 3) Update on items:
 - a) New exterior lights in the center islands have been installed.
 - b) Empty lots have been mowed down.
 - c) Signs are in and ready to be installed this week. Blue stakes have marked. *James to get them installed this week.*
 - i) Speed radar sign
 - ii) 2 signs for common area by the water tower
 - d) Only 1 lot left in developer status. 166 lots owned by individuals. *Just found out the Fernwood sold 3 lots with the last several months without notifying the HOA for closing and title info. James will reach out and charge them the reinvestment fee and bring them up to date on quarterly dues.*
 - e) Updating the HOA website. Suggestions? *Shiloh would like to see a contact page similar to the Cottonwoods website that lists contact info for local utilities. James will update the look of the website. Shiloh would like her email listed on the website.*
 - f) Common areas are only being watered twice a week. *There will be yellow and brown spots. Most likely the water will be shut off early this year. We are in a survive not thrive mentality for the common area grass.*
 - g) Dale Johnson is working with the county to get the right paperwork turned in for the sale of the common area adjacent to his home. He submitted a lot line adjustment (like the other lots did) but was told since is an entire parcel he needs to submit more documents.
- 4) Thoughts to Change CCRs regarding Parkstrips and Xeriscaping:

Current CCR language: Parkstrips, defined as the area between curb and sidewalk, will be irrigated and maintained with grass and trees, if applicable.

In addition, the CCRs state: Homeowners are encouraged to use low water usage landscape plant material. Landscaping designs should be reflective of the Morgan County Region.

The board discussed the support and concerns for changing the CCRs to allow xeriscaping, these thoughts included the following:

- *Drought concerns and water waste due to parkstrip watering*
- *Concern that it needs to be done properly and uniformly or the parkstrips will grow weeds.*
- *The state is currently given a rebate for those that Flip the Strip*
- *Guidelines should include: using a barrier, required depth, certain types of rocks, no mulch, no dirt, no lava rock, still have the tree requirement*

Motion was made to being to create an amendment to CCRs to allow xeriscaping under HOA board created park strip guidelines. Once approved by the board, it would be sent out for homeowner vote. Seconded. Passed by 3-2 vote.

5) Homes Painted White

Current CCR language: Colors of exterior materials will be earth tones and grays while allowing accents of white, beige, rust, black or green. Care should be given that each residence complements those around it, and does not detract in design, quality, or appearance. All exterior materials and colors must be approved in writing by the Architectural Review Committee.

The board discussed the history of white homes painted white in the past. There are a couple homes in the HOA that were painted white, but the application to the Architectural Review Committee had a different color that was approved. The board shared many thoughts about this issue:

- *Is this really something we even want to care about? They will just repaint their home a different white. Why? Why do this to our neighbors?*
- *The board needs to be uniform and consistent. We enforced this earlier with another homeowner.*
- *Perhaps the owner of the home did not know of the CCRs.*
- *If they said they were going to paint it one color, but they changed the color, they should go through the process of getting the approval.*
- *The Cottonwoods allows white paint, popular color.*

Motion made to notify non-approved white homes and invite them to submit their color to Architectural Review Committee for approval. Seconded. Motion passed. 3-2.

6) Filter Bid for the Secondary Water System for the Common Area. *The board discussed the bid. The board decided to table this until the spring of 2022 to see if the issue continues. The HOA hasn't had this problem in the past, perhaps this was caused by the installation of the meters.*

7) Other items:

Monday, July 19, 2021

- a) Newsletter. *James will prepare the newsletter and send it to the board before sending it out the HOA. Board members are invited to write up a board message.*
 - b) Asphalt path. *James will get bids for an asphalt trail that connects from Saddleback Lane to the trail that leads up to the waterfall trail. Also, James will get the seal coat scheduled for the existing asphalt walking trails.*
 - c) New HOA Social Members: *Liz Robinson moved. Marissa Johnson and Brandon Gardner are now on the activities committee.*
 - d) Plan for common area improvements. *Shiloh is striving to meet with companies to get bids for common area improvements and a bid for landscaping services for next year.*
- 8) Adjourn. *Motion made to adjourn the meeting. Seconded. 5-0 passed.*