

HOA Board Meeting January 25th, 2022

President: Katie Perry

Vice President: Jaran Nichols

Vice President: Marisa Johnson

Treasurer: Jared Flitton

Secretary: Joseph Lee

Attendance: James Durrant (HOA Manager)

Meeting Minutes:

Intro Items:

- Board Discussed the various board positions needed and took a vote resulting in Katie Perry taking the role of President for calendar year 2022. Jaran Nichols will be a Vice President, Marisa Johnson will be Vice President over Activities, Jared Flitton will serve as Treasurer and Joseph Lee will serve as Secretary.
- Preferred communication was discussed and the decision was made to utilize "group-me" to communicate as a board. Agenda items for future board meetings are to be submitted 72 hours in advance, and President Perry and James Durrant may utilize a Google Doc. to track agenda items.
- Meetings will vary on location. Secondary Water has the lowest cost, Middle School is \$10 more. Zoom is free.
- James Durrant and President Perry will work on some board training materials for board members

Agenda Items Discussion and Actions:

- **Issue 1 Secondary Water Conversation and Smart Timer:** Rollins Ranch has the opportunity to conserve more of its secondary water sources. Reviewed document from member Bill Chipp which showed that the front common area near the old waterfall and community lawn uses the largest amount of secondary water. It was noted that the watering system runs unchecked, regardless of the amount of rain, or need. James Durrant presented an option to install a "Smart Timer" that will allow to control water by remote. Expected cost around \$2,000.00, with an ongoing \$10 fee (connectivity). President Perry made a motion to purchase and install the Smart Timer, and Jared Flitton 2nded the motion. Vote was taken and 5-0 vote to get a quote and install a new Smart Timer for the front community lawn and entryway area.
- **Issue 2 Xeriscaping Amendment:** Discussed member Shiloh Johnson's proposal that we have the members vote on amending the CC&R's to allow members the option to Xeriscape their front park strips as opposed to requiring lawn and trees. Issue was discussed, and it was revealed that likely only a few community members have an interest in this topic, or an interest in Xeriscaping. Idea was discussed whether to allow individual members to petition to the board for individual Xeriscaping of park strip approval. The idea of "standards" was brought up by Jaran Nichols, and that the board

would have to delineate "standards" for what rock, sand, trees would be allowed for Xeriscaping the park strip. Ultimately the decision was made to have James Durrant send out a "straw poll" simple survey to the community to see how much interest there is in pursuing an amendment to the CC&R's that would allow for Xeriscaping in the first place. President Perry will email James an example to put out to the community, next. Bill Chip shared some information about secondary water metering

- **Issue 3 Combination of Lots 506 + 507 into 506A:** Member R. Snow requested to have HOA dues reflect the current lot as recorded in Morgan County. President Perry requested County-verification and tabling of the agenda item until evidenced.
- **Issue 4 Common Area Development:** Board member Joseph Lee brought up the topic and his desire to see the open space and community lawn area extended to cover the weed zone behind the Lee's, Sant's and Anderson homes behind Saddleback Lane. There is strong interest by the board in improving and expanding the common area with more lawn, an asphalt path, community park, or some other feature that would attract families to play in that area. President Perry shared that the operating account can be used to improve the common area. President Perry will share some rough sketches of earlier proposals to improve the common area from years past. Jaran Nichols mentioned common area improvements might be subject to county approval. He suggested that the board discuss with Doug Durbano his intentions and willingness to invest money into fixing the waterfall, or to otherwise contribute to improving the front entry and common area. Decision was made to invite Doug Durbano to address the board and answer questions at the next board meeting which has been scheduled for February 15th, 2022.
- **Issue 5 Sale of Common Area Open Space to Mark Hancock:** Member Mark Hancock provided an update that he has made his proposal to Morgan County (Lance Evans) and is awaiting approval whether the Rollins Ranch HOA can even sell the back common open space to Mark Hancock at all. Note that Mark Hancock has offered \$1.5 Million to purchase back common area and has proposed he would make it community accessible for walking and mountain biking trails, and a possible gazebo structure for community use.

Next Meeting Scheduled: February 15th at 8 p.m.