

Rollins Ranch HOA Annual Meeting *Minutes*

Location: Mountain Green Jr High and via Zoom

Date: January 11, 2022

Time: 7:00 PM

Conducting: Shiloh Johnson, HOA President

Text any proxy votes to James at 801-920-2869 or email them to him.

1. **Welcome and Introductions** *Shiloh conducted and introduce the board members to the attending homeowners. There were over 30 homeowners in attendance in person or via Zoom.*
 - a. Board Members: Shiloh Johnson, Abe Behunin, Danny Kilgore, Katie Perry and Jaran Nicholls
 - b. Property Manager: James Durrant, Utah Community Management LLC.

2. **Review of Financials** *James reviewed the 2021 financial statements and the 2022 purposed budget.*
 - a. Profit and Loss/Income Statement
 - b. Balance Sheet
 - c. Proposed 2022 Budget *(the budget was approved by the homeowners 100% in favor via voting online)*

3. **HOA Items**
 - a. Park strips and xeriscaping *Shiloh presented to the homeowners an amendment to allow for xeriscaping. See exhibit 1 below. The new board can discuss in future meeting how they would like to proceed.*
 - b. Common area by the waterfall *Mark Hancock presented to the homeowners a proposal to purchase the common area by the waterfall. He shared that his intentions are to spend up to \$100,000 in improvements, purchase the property for 1.5 million, while still allowing access to homeowners to enjoy the land in perpetuity. He understands that the county would need to sign off on this. His proposal tonight was to check the interest of the HOA in selling this piece of property. He will now approach the county and see what they have to say. See Exhibit 2 below. Many questions were asked. Doug Durbano shared his legal expertise in how the HOA could structure this. He also updated the HOA on his plans as he develops his property to the northeast of the HOA. He is planning on 25 lots. He shared his commitment to help the HOA improve the entry way including offering financial backing to get the waterfall back up and running. He has not decided if his development will be part of the HOA.*

4. Open comments by homeowners. Please keep your comments to 2 minutes.
Homeowners asked about the mailbox that was taken out by a car. Answer: the parts

have been ordered and will be repaired and replaced as soon as possible. Homeowner recommended that they board look into replacing the valves/timers for more efficient secondary water use.

5. Election of HOA officers—conducted by HOA Manager.
 - a. Thanks to Shiloh Johnson, Abe Behunin and Danny Kilgore for their service on the board.
 - b. Job Description: 2 years, could serve in any capacity: President, VP, Treasurer, Secretary. Attend quarterly meetings, more if needed. Take on assignments.
 - c. Process to follow: must be nominated and seconded; close nominations; 1-2 minutes to introduce self to homeowners; set amount of time for homeowners to vote online; tally votes.
 - d. Homeowners will be emailed the names of the new board by 8 am tomorrow morning.
 - e. *Six homeowners were nominated to serve on the HOA board: Shiloh Johnson, Jared Flitton, Joseph Lee, Marisa Johnson, Liz Felix and Dale Johnson. Nominations were closed. Nominees were given a couple of minutes to introduce themselves or if they were not present the person who nominated them introduced them. Homeowners voted online for 3. Jared Flitton, Joseph Lee and Marisa Johnson were elected to the board.*

6. Adjourn meeting. (Board to meet within 2 weeks) *Meeting was adjourned.*

EXHIBIT 1

01/11/2022

From: Shiloh Johnson

Rollins Ranch HOA President January 2020 to January 2022

RE: Proposal to amend or create a rule regarding Rollins Ranch Homeowners Association CCR 10.15 Landscaping and specifically 10.16 Parkstrip

The current CCR for Rollins Ranch Association CCR states:

10.15 Landscaping: (a) Homeowners are encouraged to use low water usage landscape plant material. Landscaping designs should be reflective of the Morgan County Region. And

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

Due to the drought like conditions that the State of Utah is constantly facing, Utah has requested that homeowners “Slow the Flow, Save H2O”. It has been studied that if 1 homeowner was to remove the grass and add drought tolerant flora and fauna rock or wood mulch, they would save 5,000-8,000 gallons of water each year. Also based on Mountain Greens new water meter system, could save the average homeowner over \$100+ each month on their secondary water bills. But also keep in mind that most residences in Mountain Green/Morgan County do not own their park strips the county does, and the homeowner is responsible to maintain and upkeep these sections. The state of Utah is also offering rebates to have parkstrips and lawns removed or modified and turned into more drought like landscapes offering up to \$1.25 per square foot of converted area.

I have contacted Cottonwoods HOA manager and have discussed how they have allowed or amended their CCR’s to allow for more draught tolerant foliage in their parkstrips or landscaping throughout their subdivision(s) expansions. Their response was sending me their CCR’s for each phase of the Cottonwoods, which reads as follows:

Gardner Cottonwood Creek LC, dated 06/05/2015

6.10 Landscaping. *In recent years, the objectives of landscaping have changed significantly. Today, landscaping must use less water and require less maintenance. Native species are an integral part of a landscape scheme. Therefore, the landscaping proposed for the Cottonwoods at Mountain Green must embrace each of these requirements. The developer will be landscaping the common areas such as parks, the pedestrian parkway, streetscapes, trail systems, the project entry and the project entry road. Landscaping will include native grasses, trees, shrubs and other miscellaneous landscape materials, as well as accompanying irrigation systems. The common facilities will be maintained by the County, the Master Owners Association or the Neighborhood Owners Association, depending upon who retains ownership and maintenance based upon the Overlay Plat.*

My proposal is to amend 10.15 Landscaping and 10.16 Parkstrip to follow our neighboring subdivisions and their architectural appeal and design.

Proposed Amendment or Rule to: 10.15 Landscaping and 10.16 Parkstrip: *Due to ever increasing drought conditions, Landscaping and parkstrips must use less water and require less maintenance. Native species are an integral part of a landscape scheme. Therefore, the landscaping proposed for the Rollins Ranch Homeowners association of Mountain Green must embrace each of these requirements. The association will work to start landscaping (Xeriscaping) the common areas such as open space, the pedestrian parkways, streetscapes, and trail systems as needed. Homeowners’ residences, existing or new, landscaping and parkstrips, can include native grasses, trees, shrubs, and other miscellaneous landscape materials that can survive Utah’s climate zone.*

Landscaping/Xeriscaping is to include:


- a) *1” rock/aggregate or larger and/or “clean” wood mulch,*

b) Flora or fauna that can handle the drought conditions in the state of Utah.


c) as well as accompanying irrigation systems if needed

Any current or new resident can modify existing landscaping and parkstrips to remove the current sod and or irrigation systems to follow the state of Utah's recommended program through <https://slowtheflow.org/> or designs deemed Xeriscaping. Homeowners must also include the existing street tree profile as outlined in Rollins Ranch CCR section 10.15 (9g) exhibit B in designs. All landscaped/xeriscape areas are to be maintained and cleared of any noxious weeds that are not part of landscaping or replacing of dead items as needed. Cannot have areas of "open dirt" exposed for extended periods of time, not to exceed 4 months' time. New construction must follow the landscape installation guidelines provided by Mountain Green Secondary Water company.

I have included a couple examples to show that conserving and saving can be a beautiful thing but also to show examples of items that can be used to give Rollins Ranch a more natural mountain scape. And Slowing the Flow to Save H2O.

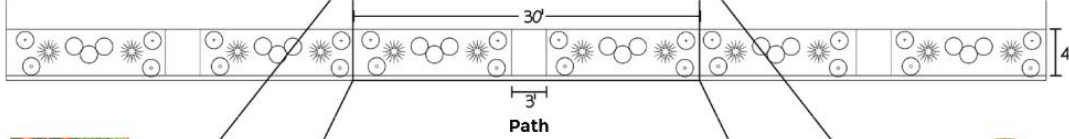



Utah Park Strip Design Plan



Low Grow
Low Density
Perennial Design

Localscapes.com





Orange Carpet Fire Chalice






Table Mountain Ice Plant



Hardy Yellow Ice Plant



Blue Oatgrass

Plant List

| Qty | Botanical Name | Common Name |
|-------------------------------|---------------------------------------|----------------------------|
| Ornamental Grasses | | |
| 4 | Helictotrichon sempervirens | BLUE OATGRASS |
| Perennials and Annuals | | |
| 6 | Zauschneria garrettii 'Orange Carpet' | ORANGE CARPET FIRE CHALICE |
| Succulents | | |
| 4 | Delosperma nubigenum | HARDY YELLOW ICE PLANT |
| 4 | Delosperma 'John Proffitt' | TABLE MOUNTIAN ICE PLANT |

Plant quantities are for each 30 ft section.

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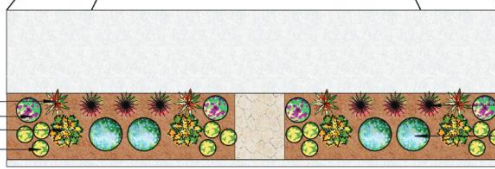
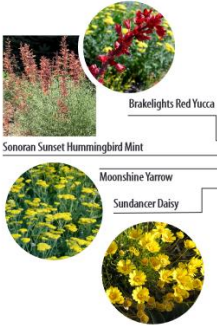
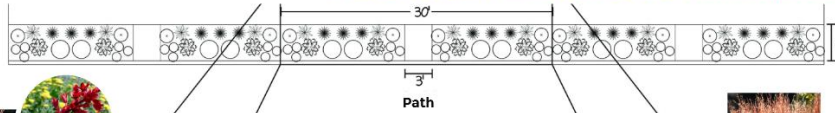


Utah Park Strip Design Plan



Lush with Less
High Density Perennial Design

Localscapes.com



Plant List

| Qty | Botanical Name | Common Name |
|-------------------------------|----------------------------------|---------------------------------|
| Ornamental Grasses | | |
| 6 | Schizachyrium scoparium 'Blaze' | BLAZE LITTLE BLUESTEM |
| Perennials and Annuals | | |
| 4 | Achillea Millefolium 'Moonshine' | MOONSHINE YARROW |
| 4 | Agastache cana 'Sinning' | SONORAN SUNSET HUMMINGBIRD MINT |
| 12 | Hymenoxys acaulis | SUNDANCER DAISY |
| 4 | Nepeta x faassenii 'Walkers Law' | WALKERS LOW CATMINT |
| Succulents | | |
| 4 | Hesperaloe parviflora 'Perpa' | BRAKELIGHTS RED YUCCA |

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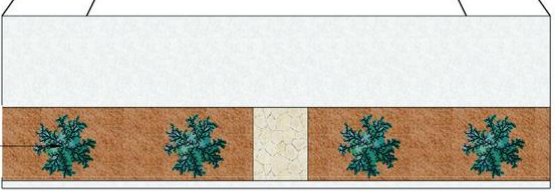
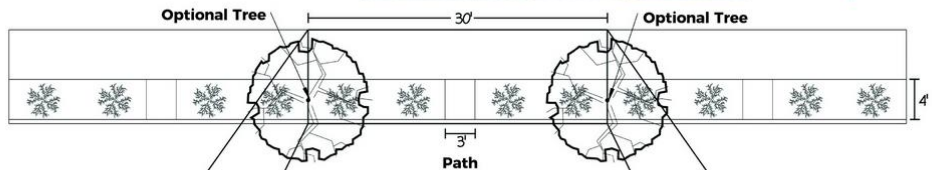


Utah Park Strip Design Plan



Minimalist
Low Density Shrub Design

Localscapes.com



Plant List

| Qty | Botanical Name | Common Name |
|---------------|---------------------------------|-------------------|
| Shrubs | | |
| 4 | Juniperus horizontalis 'Monber' | ICEE BLUE JUNIPER |

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Plant quantities are for each 30 ft section.

December 6, 2021

Rollins Ranch HOA Board
c/o Utah Community Management
PO Box 721
Layton, UT 84041
VIA EMAIL: manager@utahcommunitymanagement.com

RE: Rollins Ranch Phase 6 "Parcel A"

Dear Rollins Ranch Board Members:

My name is Mark Hancock ("Purchaser") and I would like to submit this non-binding letter of interest regarding the potential purchase of **Parcel ID: 03-ROLLR6-A-NA** ("Parcel A") which is indicated in the Rollins Ranch Phase 6 plat, as recorded on 24 June 2015 with Morgan County, consisting of 26.1 acres of common area to be "owned and maintained by the Rollins Ranch HOA as native ground." General terms of the proposed transaction are outlined below:

- **Purchase Price:** \$1.5 million
- **Closing Conditions:** Standard due diligence (estimated to be 30-45 days); Transaction would require approval by Rollins Ranch HOA, Morgan County, and potentially others; Closing would not be subject to appraisal or financing conditions.
- **Improvements:** Purchaser to commit up to \$100,000 to improve, expand, and maintain trail system for walking, mountain biking, and to provide a destination pavilion with bridges over streams and open grass area in the lower section. Purchaser to work with Mountain Green Trails Association to develop mountain bike trails similar to what is proposed and shown in the attached trail map. Purchaser to work with water company to pave the maintenance and access road up to the water station and to the beginning of the trail system. All improvements to be completed by summer of 2023.
- **Land Use Agreements:** Purchaser would provide any easements or enter into formal land use agreements to allow HOA members (and other community groups such as the school mountain biking teams) to have access to walking and biking trail systems as well as to the pavilion, bridge, and grass areas in the lower section.
- **Insurance:** Purchaser to acquire and maintain insurance coverages appropriate for all improvements, easements, and any liabilities related uses proposed herein (e.g. mountain biking).

This letter of interest reflects mine and my family's personal commitment to Rollins Ranch and the Mountain Green community. I would commit to completing the transaction outlined above in a way that would provide an incredible community amenity that we can all enjoy together as friends and neighbors of Rollins Ranch. The biggest benefits of this being a private endeavor is that this proposal will ensure timely completion AND project quality similar to and as evidenced by my own land improvements. This also means that appropriate use of the shared space will be monitored by a single owner rather than an outsourced HOA manager. In other words, without this project there would remain many homeowners concerned about ongoing motorized vehicles in common areas, mostly driven by under-age operators, and with explicit rules against in the current CC&R's.

The \$1.5 purchase price represents approximately \$57,471 per acre, which is well above market valuations for non-buildable land. An increase of \$1.5 million to the Rollins Ranch HOA budget could pay other current or future HOA wish list improvements, and still have enough left over to pre-pay all HOA member dues for many years to come. Or I'm sure there is a way for the HOA board and its members to approve a distribution of these sale proceeds, which could mean over \$10,000 returned to each homeowner.

Thank you for your consideration,



Attachment: Proposed Mountain Bike Trail Map

