

Rollins Ranch HOA Annual Meeting Minutes

Mountain Green Middle School

2/23/2023

(Minutes by Joseph Lee, Secretary)

Conducting: Katie Perry, President

Board Members in Attendance: Jared Flitton, Jaran Nichols, Marisa Johnson, Joseph Lee

Property Manager: James Durrant

- 1) Welcome and Introductions
- 2) Financial Review: Jared Flitton
 - Sprinkler Expense highlighted (10,738.25) to increase efficiency, avoid waste
 - Q Blaine Bell? What percentage of persons aren't paying? 3 households out of 166 homes more than 6 late in payment.
 - Balance sheet reviewed
 - 2023 Forecasted Budget:
 - Mostly the same as 2022, but anticipated 10% increase in landscaping
- 3) HOA Items Review – Jaran Nichols
 - Sprinkler System Upgrade
 - Xeriscaping Rules (design ideas being discussed)
 - Future Fix of storm drain outlet this spring/summer (introduction of the new system that will carry less debris into county storm drain system)
 - Mountain Green secondary water review – limiting amount of water used will be important
 - Ponderosa Development plot design reviewed that Doug Durbano submitted 2/23/23 (Will this be part of Rollins Ranch HOA?)
- 4) HOA Social Team/Committee discussion – Marisa Johnson
 - Request additional committee members to volunteer
- 5) Open Comments:
 - Ryan Parker: Common Area maintenance query... walkways between Hogge and Hill, Ryan Trease, and other common side-walk areas.
 - Query: Will trees still be required? Yes, in current plan that is under consideration.
 - Ryan Trease: Requesting sidewalk walk-ways to be cleared of snow. Requesting a review of the HOA covenant. Abe Behunin recalled that former HOA board considered the walkways “trails” that didn't need to be maintained. Will be added to next HOA board meeting discussion.

- Matt Earl: Old trappers loop road should be accessible for all those who live in the neighborhood according to County Sheriff. Seek clarification from Morgan County Sheriff.
- Gordan Sant: Is new Ponderosa development a part of Rollins Ranch HOA? Answer from Katy Perry, NO, not at this time. It may become its own HOA but will have access through Rollins Ranch.
- Jeff Billingsley: commented on desired access to Old Trappers Loop road.
- Abe Behunin: We have a portion of Old Trappers loop road behind Behunin home.
- Jaran Nichols: Clarification that Rollins Ranch members should have access to the property through Old Trappers loop.
- Joe Coles: Thinks Doug Durbano's Ponderosa development should be part of RR HOA.
- Gordan Sant: Statement made that if we sell common area to Mark Hancock (26 acres), then CCRs would need to be changed.

6) Proposal to buy common area – Mark Hancock presentation (minutes)

- Mark reviewed history of Rollins Ranch... Bankruptcy got the developer off the hook from putting in the amenities that were originally promised.
- Mark proposing to purchase the 26 acres to put in the amenities into Rollins Ranch. County Attorney has approved the HOA to sale the 26 common area acres to private purchaser.
- Rollins Ranch can vote to approve the sale with 67% in approval, but common area land must remain in perpetuity green space.
- New green space would be platted, recorded, with county with land use, restricted agreement.
- Mark reviewed a map diagram of proposed development for public use.
 - Biking loops (2 miles), two viewing spots, beach area at creek, pavilion, play structure, with appropriate access with signs
- Goal to reduce motorized access, gun shooting, other reckless access
- Mark would like to buy the property for the purpose of the Rollins Ranch, in perpetuity,
- Mark also reviewed a rendering of a potential front common area of the neighborhood with pavilion, play structure, grading the open space, putting in a soccer field, etc.
- **Comments**: Blaine Bell in favor of doing this, Abe Behunin in favor of doing something, Gordan Sant concerned with who would monitor etc, Gary Ivie in favor of developing common area, Joe Coles requested what would happen if Mark Hancock died/sold... It would remain the HOA access, Brandon Flitton asked if road would be paved or not? Mark said the water tower (company) should pave the road. Blaine Duke comment – strongly recommended paving the road,
- Mark offered to pay greater of 1.5 Million or Appraised value.
- Follow-Up: Gather questions and post answers for transparency.

7) Election of Officers:

- Nominees:
 - Blaine Bell, Brandon Flitton, Ryan Snow, Liz Felix
- Vote instructions were provided by James Durrant.

8) Meeting was closed by President Katie Perry

9) Blaine Bell and Brandon Flitton were elected to the board. Homeowners were notified.