

Rollins Ranch HOA Board Meeting 3/16/2023
Cottonwood Water Building 8:00 PM
(Meeting Minutes)

Attending: Board Members: Jared Flitton, Blaine Bell, Brandon Flitton, Joseph Lee, Marissa Johnson. HOA Manager: James Durrant

Community Members in attendance: Matt Astill

1. **Annual Board Meeting Minutes Approved 5-0**
2. **Financial Budget Review by James Durrant.** Question was raised whether we should post budget on the website, decision was no for now as there has not been a need as members can request a budget emailed from the HOA manager. Budget highlights reviewed, currently 82k in operating fund that HOA board can use. Reserve account can only be used to improve or replace existing features (i.e. front lights, sprinklers, etc.) Reserve study required by law to ensure basic features are funded and how much should be held additionally each month in reserve.
3. **Appointment of Board Positions:** (Vote 5-0 on all positions below)
 - a. President: Jared Flitton
 - b. Vice President Activities: Marisa Johnson
 - c. Vice President Facilities/Infrastructure: Blaine Bell
 - d. Treasurer: Brandon Flitton
 - e. Secretary: Joseph Lee
4. **Storm Drain Repair Discussion:** Board Considered Kirk Millers bid of 23.9k from 2022, and look to get more bids, than board will make a decision. Discussion ensued for temporary solution to use a Vac Truck initially to ensure successful run-off right now. Board decided to request a Vac Truck and to proceed with cleaning out drain repair while we explore more permanent fix and get additional bids.
5. **Mark Hancock Proposal Discussion:** Board member Blaine Bell has been studying all of the communications between Mark Hancock and the county. Blaine reviewed background and proposed that the board produce a brochure for Rollins Ranch community to have questions answered and to present the pros/cons of a sale of the common area to Mark Hancock. Question raised about access through Old Trappers Loop Road. More research will be needed. Blaine Bell reviewed Mark's proposal through a power-point. HOA Sale proceeds would go to Operating fund and to be used by 31 August 2025. Discussed idea to also fully fund reserve account with sale proceeds in addition to front part of Rollins Ranch common area improvements. Board proposed

a calendar for presenting the material to community members and carrying forward a community vote. Will need 112 households to vote “yes” to sell to Mark Hancock.

- a. HOA Board voted 5-0 to approve presenting the Sale of the Rollins Ranch common area 27 acres to Mr. Mark Hancock.
 - b. HOA Board voted 5-0 to approve publishing of brochure and included expenditure with information to present to community members to be informed on proposed sale of common area to Mark Hancock.
 - c. HOA board voted 5-0 on a proposed calendar to roll out information and have a community vote on the proposed sale of the common area to Mark Hancock.
 - i. Voting to start April 14th and close on May 5th at midnight.
 - d. HOA board voted 5-0 to have RR HOA Attorney to a look at land use agreement.
6. **Snow Removal Discussion:** HOA board discussed history of snow removal requests by Trease and Hogge households. HOA Manager has requested bids in the past with minimal success from willing outside contractors. New idea discussed to make offer to local community members to maintain the common walk areas. With winter ending, item will be discussed again Fall 2023.
7. **Xeriscaping Guidelines Discussions** postponed until next meeting.
8. **Homeowner open comments:** Matt Astill requested information about the easement on his property and what he is able to build structure wise. HOA manager will consult with attorney and county.
9. **Next Meeting Scheduled:** April 13th, at 8:00 p.m.