

Rollins Ranch HOA Board Meeting *MINUTES*
April 24, 2025, 8 PM Cottonwoods Water Building

Attending:

Board Members: Brandon Flitton, Blaine Duke, Jared Johnson, Phillip Cook and Ryan Parker. HOA Manager: James Durrant. Homeowners in attendance: Gordan Sant, Ben Dickman, Claytons, Lynn Pedersen.

Agenda:

1. Welcome and introductions. *Brandon welcomed the groups and began the meeting.*
2. Appointment of board positions. *Positions were discussed and nominations made by the board and approved. 5-0.*
 - a) President—Brandon Flitton
 - b) Vice-President—Jared Johnson—take the lead on activities
 - c) Vice-President—Phillip Cook
 - d) Treasurer—Blaine Duke
 - e) Secretary—Ryan Parker
3. Open Comments by homeowners.
 - a) *A homeowner expressed their thanks to the HOA board for their efforts.*
 - b) *Chickens. The board received an email from a homeowner expressing their desire for a proposal for chickens. There is currently 1 homeowner who is pursuing a change to the CCRs. James will connect these homeowners with each other to discuss. Homeowners expressed concerns about having chickens.*
4. Architectural Requests
 - a) Ben Dickman—trellis. *Board discussed the request. Approved. 5-0.*
 - b) Jenny Story—tan fence. *Board discussed the request. Approved. 5-0.*
5. Landscaping update from ProGreen. I told Ryan we would call him around 8:15 PM.
 - a) *300 tons of rock have been brought in.*
 - b) *Plants are in, several plants were reused.*
 - c) *Big boulders have been taken from the waterfall area. Some of the boulders were taken not from the waterfall—Ryan will fix this.*
 - d) *Shut down 5 valves and the lines have been capped. New drip system.*
 - e) *Cement is scheduled next week for the sidewalk. Trees have been removed.*
 - f) *Ryan was asked if these rocks give off a chemical that could kill the trees. He said no.*

- g) *Ryan reported that they have had some problems with kids removing plants and damaging them.*
6. Electrical update
- a) *Streetlamps fixed.*
- b) *Bid for new lights. Board discussed this and asked to get another bid.*
7. Storm drain update. *Russ will follow up with the county. Phillip will contact Taylor.*
8. Parking rule change discussion. *The board discussed changes to the parking rule. James will draft a proposal for the board to review.*
9. Trees covering stop signs. *James will continue to work with the homeowners on this.*
10. Social walk abouts. *Jared talked to Mike Workman about this. They will take the lead. More to come on this.*
11. Dogs unleashed—*There has been increase of dogs off leash in the HOA. Several neighbors have complained about this. One homeowner mentioned that several of those in violation are from the Rome development. Could the HOA install some signage educating them that dogs must be leashed? Board member shared that homeowners can also call animal control. James will remind homeowners of the rules about dogs. Board made a motion to install two dog signs in two entrances into the HOA. Approved.*
12. Park strip trees. *James will send out reminders.*
13. Annual dues. *Reminder was sent in the last statement and newsletter.*
14. Common area to be deeded to the HOA from the developer. *The board closed the meeting to discuss an email received from the HOA attorney concerning the transfer of common area property to the HOA as mentioned in the recorded phase 5 plat map. The board approved the recommendations of the attorney.*
15. Schedule the next board meeting and adjourn. *Next board meeting not scheduled. TBD.*