

# Rollins Ranch HOA Annual Meeting 2025 *MINUTES*

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**Location:** Mountain Green Elementary School

**Date:** April 10, 2025

**Time:** 7:00 PM

**Conducting:** Brandon Flitton, HOA President

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

1. Welcome and Introductions—*Brandon Flitton welcomed the group and excused Russ Willardson who was not able to attend. Board members introduced themselves.*
  - a. Board Members: Brandon Flitton, Russ Willardson, Blaine Duke, Jared Johnson and Phillip Cook.
  - b. Property Manager: James Durrant, Utah Community Management LLC.
2. Review of Financials—*James reviewed the 2024 and year-to-date financial statements and the 2025 budget. Phillip noticed that one of the CD is with The Bank of China. He wondered if the recent tariff activity and strain between the US and China could cause this money to be inaccessible? James will ask the bank about this.*
  - a. Profit and Loss/Income Statement
  - b. Balance Sheet
  - c. Proposed 2025 Budget
  - d. Future HOA assessments will be billed annually starting in 2026.
3. HOA Items and Update—*Jared Johnson reviewed the below items. He stressed the HOA's desire to be more waterwise as they improve the entry way.*
  - a. Common area entry way improvements and future potential improvements.
  - b. Other projects: tree removal and cement repair, masonry repair, storm drain (county has agreed to do this), Christmas lighting.
  - c. Update on improvements made to common area sold to Mark Hancock. No motorized vehicles allowed. *Brandon read the Hancock Park Rules document that he received from Mark. James will post it on the website.*
  - d. Status of the common area sale at the county level.
4. HOA Social Team/Committee—*Jared Johnson lead a discussion on the desire for homeowners to gather and have socials. Homeowners did express a desire to gather especially with food. They asked for more notice and details about gatherings. This year the HOA will participate in 3-4 Sunday neighborhood walk-about. The HOA will reimburse for the refreshments served. One homeowner expressed that it would be nice if the homes hosting the walk-about would be closer together.*
  - a. Discuss homeowner's desire to have HOA socials.
5. *Bill Chipp asked for time to share information about secondary water. Bill is on the secondary water board. He shared some usage numbers from the HOA. Over 70% of homeowners used over their allotment last year. He invited homeowners to log onto the*

*website at [mountaingreenwater.com](http://mountaingreenwater.com) and set up your portal. Water will be turned on April 15<sup>th</sup> and turned off on October 15<sup>th</sup>.*

6. Open comments by homeowners—Brandon (Please keep your comments to 2 minutes)
  - a. *Brandon invited homeowners to contact the board if they have questions or issues. They are willing to listen, answer questions and help in any way.*
  - b. *Homeowners discussed motorized vehicles on the road and walking trails.*
  - c. *Homeowners expressed appreciation to the board for the time and work in behalf of the HOA.*
  - d. *There is a potential development adjacent to the HOA that would be accessed through the HOA. The question was asked if this development would be part of the HOA and pay dues? Especially since the entry way adds value to the area. The board will reach out to the owner and discuss with him.*
  - e. *Homeowners were curious about the landscaping plans. The board shared that nothing is in cement. They are just plans. After the 1<sup>st</sup> phase (entry way) is completed, they will begin to look at improvements in the other areas.*
7. Election of HOA officers—HOA Manager-*James conducted the election.*
  - a. Thanks to Brandon Flitton and Russ Willardson 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 at [rollinsranchhoa.com](http://rollinsranchhoa.com); tally votes.
  - d. Results posted on HOA website by 10 pm.
  - e. *Ryan Parker and Brandon Flitton were nominated to serve on the board. Seconded. Nominations were closed. No vote was needed since there were two open spots. Ryan and Brandon are the new board members.*
8. Adjourn meeting. *Board to meet within 2 weeks per the CCRs, April 24<sup>th</sup> at 8 PM*