

Rollins Ranch HOA Meeting Minutes
05/22/2025

Attendees:

Brandon Flitton
Phillip Cook
Blaine Duke
Ryan Parker
Jessica Kilgore
Sarah Durbano
Matt Earl
Doug Beck
Ben Sill
Paul Clayton
Danielle Clayton
Brandon Moses
Corey Wilkin
Hayley Kjar
Doug Durbano
Nate Durbano
Michelle Hallsten

Meeting Minutes:

Signage (chicken initiative or otherwise) should be approved by the HOA Board.

Ben Sill – on the walkway behind Sill’s home, is there a possibility of planting trees?

- There are trees behind the Widmier’s and Hardy’s.

Ben Sill – can’t ride motorcycles on entry way (trails above the waterfall).

- Can’t locate rules in CCR’s.
- No motorized vehicles on shared HOA property.

Brandon Flitton – consideration for signs (no bikes, etc.) at the entryway into the open space behind the Sant’s and Garner’s.

Signs on the internal portion of the home?

- Brandon Flitton to speak with James Durrant about approach.

Brandon Moses –

- Appreciates that people can share opinions and advocate for what they want.
- Each of us gets a vote.
- If chickens are a nuisance, then we should also look at that side of things.
- Isn’t a fan of the Board independently altering rules of the CCR’s, without broader voting, etc.

Ben Sill –

- State of Utah has changed laws around park strips.
- CCR's have not been changed. Potentially amend the CCR's.
- Make sure that you submit an architectural review form.

Michelle Hallsten –

- Public / shared HOA area. Where are we at?

Matt Earl –

- Spoke with Corey Stark (Sheriff)... will we have ongoing access (Old Trappers) once the sale closes?

Jessica Kilgore –

- Chicken Proposal utilized what was passed in the Cottonwoods!
- Performed a sample poll with a lot positive feedback.
- Consider a shorter structure height (seems to be supportive)
 - 5.5 Foot Chicken Coop proposed.
- Support for a set / static # of chickens.
- Complaints go to the Morgan County for enforcement.
- Small % of homeowners that actually want chickens, so they won't be a nuisance across the neighborhood.
- Voting Period: 30 days?
- Potentially a QR code to make the voting easy?
- If it's a nuisance to a neighbor, that's where the HOA needs to step in.

Jessica Kilgore –

- Intention of getting the Mountain Green Musical signage approved, moving forward.

Phillip Cook –

- Storm Drain Update
- Considering Design Options
- Pricing to be secured.
- Intent for Ponderosa to connect into storm drain.
 - Doug Durbano confirmed this intention during the meeting.

Doug Durbano –

- Working to finalize plat.
- County has recognized a water drainage and storm drainage issue.
- Storm Drainage system is adequate based upon engineering.
- Discussion surrounding a possible taller berm to the retention pond area.
- "Count us in"... With the HOA.
- E.K. Bailey (contractor) is currently being considered.
 - May be able to be consulted for the Storm Drain.
- Rulon Gardner has been contacted, and has been quite helpful.

- Seems to take some responsibility.
 - Pinnacle Engineering provided original engineering plans.
- Some discussion – send stormwater out to the river from the Durbano’s property.
- Shared HOA Fee involving Ponderosa Community –
 - Ponderosa Property currently makes an annual contribution.
 - Not a voting member of the R.R. HOA.
 - Decision to come into the HOA should be an HOA decision.
 - If they were invited, as a result of an HOA vote, they are happy to participate in further discussions.
 - Difficult to glean enough votes to captures a 67% majority.
 - Easier process to participate financially, at least for Ponderosa.
 - Current plan is to have a very small HOA in Ponderosa.
 - Financial Renumeration.
 - Ponderosa Development has a standing easement to the Hancock property.
- Ben Sill –
 - Any other direct expenses as a result of Ponderosa? Not that Doug is aware of!
- Doug Beck –
 - Effort to redesign entry way, is Ponderosa willing to participate?
- Dino Pasquo (excuse spelling, not present.)
 - Retired from the Durbano corporation.
- Paul Clayton – timeframe on the other “100+ lots”?
 - Doug Durbano – not planned with the county presently.
- Doug Durbano –
 - Easier path is to participate financially!

Parking Rule Change Discussion:

- Allow up to two trailers.
- No parking of trailers in front of the garage.
- Katie Perry – comments shared.
- Changes approved.
- Brandon Moses – previous 2015 amendment filed with the county.
 - Current approach appears to be a change to the rule.

Fee Schedule Disclosure:

- Passed... attorney to review!

Electrical Lights:

- Seek a bid from another electrical contractor.
- Potentially have contractor fix single light and outlets.
- Phillip Cook reaching out to a couple of contractors.

Empty Lot:

- Upper section of neighborhood that has remnants of pool / concrete, etc.
- Brandon Flitton and James Durrant are discussing.

Trees in Park Strip (or lack thereof):

- Notices have been sent.

Stop Signs blocking trees:

- No current plan.

Dog Signs:

- Jared Johnson – exploring the signs.

Bike Jumps in open space:

- Some jumps have not been leveled,
- Board to reach out to those involved.

Park Strip Weeds:

- Notices will be sent.

Next Board Meeting:

- Being planned for July 17th.