

## Rollins Ranch HOA Board Meeting Minutes

September 4, 2025, 8:30 PM via Zoom

Attending:

Board Members: Brandon Flitton, Blaine Duke, Jared Johnson, Phillip Cook and Ryan Parker. HOA Manager: James Durrant. Homeowners in attendance:

Additional Attendees: Tanyia Beck, Gordon Sant, Danna Bauer, Gary ?

Agenda:

1. Welcome and introductions
2. Open comments by homeowners

Tanyia Beck: Boulders blocking access into Hancock land. Curious about bicycle access? As of a couple of weeks ago, bicycles are no longer able to access the land.

3. Architectural requests that have been approved since the last meeting: No requests were received.

4. Update on items:

a) Electrician replaced the lights on the island and the GIFs.

- Collective understanding that the lights down the middle would be replaced.
- Phillip Cook counted old = 27 operating. New = 24 operating. One in the island = not operating. New are not in the island but are along the side. Total of 52 lights.

b) James met with Laura Alleman about the leak on the northwest corner of her property. James connected her with Ryan (ProGreen). Ryan fixed the issue. It should now be dried out.

c) Upon inspection 2 days ago, all trailers were parked in accordance with the Parking Rules.

d) James has been working with Ross (owner of swimming pool company that left concrete on the Crown's property). Half of the debris has been removed. He committed to come back and remove the rest. Messages have been sent, but no response yet on when he will finish.

- Still working with pool company... not answering calls. Majority has been removed.
- Looks much better but still a WIP.

e) Contact was made with Josh Jenks about the sidewalk that needs to be replaced. He was unable to get it done due to the heat. Will be completed by Halloween.

- Somebody onsite today staking it out and forming it up.

f) Dog signs: James has them, need to install. James will get them installed this week.

- Current signs are focused on cleaning up after your dog(s).
- Secondary signs needed for keeping your dog(s) on the leash.

g) Ponderosa response discussion.

- President spoke with Doug Durbano for 45 minutes on 9/3/25.
- Meeting with county, involving Doug and Rulon Gardner.
- Engineer from county said that the storm drain is not up to code for 1 in 100 year storm (as opposed to a 1 in 10 year storm drain.)
- To get it up to code, it will cost ~\$100K.
- Potentially going to create their own storm drain in Ponderosa, underground.

- James D. to reach out to Russ Willardson for advice on storm drain.
- James D. to also reach out to Brett Heiner.
- Phillip Cook to reach out to contractors, to secure advice on increasing efficiency of drain.

h) Tree Trimming. James spoke with Ryan. ProGreen can trim all the trees in the HOA for \$3,000. Approved?

- James D. to inquire with ProGreen about cost to just trim trees in island.
- Brandon Flitton engaging with three homeowners, tied to trimming around stop signs.

i) Park strip trees. Fine letter was not sent yet. Will go out tomorrow. I'll copy Brandon on each notice. \$50 fine, trees to be planted by October 31 st .

j) Christmas lights. Bid from Northern Lights \$4,968. The HOA owns the 275 strands of lights that they use. I am meeting with Conrad (Evening Star Lighting) tomorrow to get another bid. His company was recommended by Tanyia Beck at the last board meeting. James will send out the bid once he receives it.

- James D. to meet with Conrad, tomorrow.
- Northern Lights has been clear that they want to keep the business.

5. Motorcycles in the common area. A homeowner called James about her concern for motorcycles that continue to ride and make jumps in the common area. The concern is twofold: safety of the riders and the potential for a bike to light the hill on fire.

- Concern with riding behind the Sants, Lee's, Anderson's, etc.
- Ryan Parker to reach out to Matt Garner to see if he knows who is riding!

6. HOA Party Review. \$2,461.28 was spent on the party (snow cones, inflatables, flyers, ice, food truck minimums, etc). Reimbursement has been sent.

- Danna Bauer – Plan a better date in the future.
- Danna Bauer – Felt it was well attended.
- Danna Bauer – Plan a Christmas gathering, as next event!

7. Schedule of fines discussion.

- Board to digest fines and fees in the coming weeks.

8. Next phase of improvements.

- Xeroscape in the middle of the neighborhood, being considered.
- Area behind the Lee's, Sant's, Anderson's, etc.
- James D. to send out a survey to HOA regarding viability of Pickleball Courts.

9. Other board items:

10. Schedule the next board meeting and adjourn.