

Rollins Ranch HOA Board Meeting Minutes

July 17, 2025, 8 PM via Zoom

Attending:

Board Members: **Brandon Flitton, Blaine Duke, Jared Johnson, Phillip Cook and Ryan Parker.**

HOA Manager: **James Durrant.**

Homeowners in attendance: Bill Chipp, Tanyia Beck

Agenda:

1. Welcome and introductions
2. Open comments by homeowners

Bill Chipp – secondary water. Board meeting – Northwest Irrigation. Reservoir has been reducing. No more inputs... Streams are dry. Reservoir has dropped 4-5 feet. 1st of August, there will be restrictions. Rollins Ranch will have to come up with similar reductions. Possibility of every other day watering. July reading for R.R. homeowners. Over-use fees coming.

One of the HOA meters is running backwards. No way to accurately assess usage.

Tanyia Beck – husband sits on the water board. Participation was great. Way beyond her scope. Nothing No votes should be no votes for yes or no. No votes should be cancelled out completely.

When Christmas Lights for the neighborhood are done, Tanyia has an alternative company.

****James Durrant – State law requires 67% vote, based upon legislation.**

****Mr. Beck believes that some of that regulation changed in 2023, and asked for James to share the rules.**

3. Architectural requests that have been approved since the last meeting: No requests.
4. Results of the Proposed Amendment to allow chickens
 - 166 lots total
 - 147 lots voted (89%, this is really good participation)
 - 19 lots did not vote
 - 93 votes FOR chickens
 - 54 votes AGAINST chickens

- The proposed amendment only received 56% of the vote. 67% is what was needed. It did not pass.

5. Update on items:

- a) Electrician is scheduled to replace the lights and the plug boxes in the center islands in the entry way.
- b) ProGreen sprayed for thistle in the common areas.
- c) ProGreen will be searching for the cause of water between the common area and Alleman's property next week.
- d) ProGreen is now maintaining the common area adjacent to the Sants
- e) ProGreen would like to know if the HOA would like the trees trimmed this year. Last year they did it for \$8,400 because they had never been trimmed before. This year they will do it for \$6,500. James will go back and look at last year's bid to see if we continued what the price was.
- f) Common area sale—no update from the attorney on the status of county approval to the Hancocks. The HOA has done all on its side of the agreement. Brandon will follow up with Mark Hancock and Tony Curtis about update.
- g) The cement rubble on the Crowns lot—the company that put it there agreed to move it about 3 weeks ago. Still there. James sent 2 texts and called but no response.
 - i) **James to reach out to the Crown Family and the contractor to determine who is going to handle the removal of debris.**
 - ii) **Homeowner has sidewalk issues, and needs to address.**
- h) Storm drain update—Phillip
 - i) **Phillip Cook and Jared Johnson to collaborate on construction firms that should be contacted.**
 - ii) Brandon to resend email to Doug Durbano at end of next week.
- i) Parking enforcement—inspected last week. All homes in compliance but 1, they were notified and will have the trailer moved by August 1st.
- j) Trees in park strip enforcement—homeowners were notified in the fall, and notice has been sent in all statements since then. Several homes are now in compliance and planted trees. Upon inspection last week 11 homes still have not planted trees in the park strip. Personalized notices will be sent tomorrow to each home, stating

the covenant, attaching the master tree map and the approved trees. How does the board feel about accessing the fine but if the approved trees are planted before October 31st the fee will be removed. If the trees are not planted by October 31st then they will be fined in accordance with the Fine Schedule. James to send out fines for tree violators on 5/18/25.

i) **ProGreen to be considered to cut back trees for the three problematic properties.**

k) Dog signs—who took this item? Next steps—

i) **One on path that comes up from ROAM.**

ii) **Additional sign near the school.**

iii) **James Durrant to speak with Jared J.**

iv) Jared Johnson to talk with homeowner next to school.

l) Update on request for more trees to be planted in the common area. See the original plan that was received from Craig Widmier below.

Bill Chipp – believes that Xeriscape should be considered. Ryan and Blaine concur.

**** Potentially resurface HOA improvements for Phase 2, among homeowners.**

6. HOA Party. I noticed the post on Facebook and emailed the details out to all homeowners. Would you like me to mail an invite to all homeowners?

Activity Committee to share final costs / dates with HOA Board, on a go-forward basis, before moving forward with final plans.

7. Schedule of fines disclosure

James to work with attorney to outline list of fines, etc.

8. Discussion: Next phase of improvements (**mentioned above under bullet point 5.I.**)

9. Other board items:

10. Schedule the next board meeting and adjourn.

