

Rollins Ranch HOA Board Meeting  
October 30, 2025 @ 8:00 PM via Zoom

Attending:

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

Homeowner Attendees: Cynthia, Danna Bauer, Doug L.

Agenda:

1. Welcome and introductions
2. Open comments by homeowners

Danna Bauer: changes to the architectural plan. Side area west side of neighborhood, where we are “looking to put pickleball courts”. Disheartening to hear that we might “tare that up”!

3. Architectural requests: Jared Eliason (6035 Hidden Valley Road). Shed, 8 by 16. Not attached but sitting on a gravel base. It is 2x4 framed with wood exterior. It will be painted to match the home. Set back is 5ft from the property line.

- PC to speak with the adjacent homeowner on 10/31/25.

4. Update on items:

a) Signs were installed. 2 Pet signs and 1 sign about motorized vehicles by the common area next to the Sants.

- JD involved in pouring 50 lb bag of cement for one of the signs.

b) Storm Drain clean out. James has been working with Bret Heiner at Morgan County Public Works to get this done. Scheduled for Thursday morning, October 30th to be vacuumed out. (Vacuum truck was seen in the area at 10/30/25).

- JD confirmed a recommendation from Morgan County to get rid of the piping.

c) Debris on Crown property. James spoke with the owner Ross and he said he would get it done (the last load) this weekend. The metal piece of machinery is his.

d) The HOA Christmas lights were picked up from Northern Lighting (275 strands) and delivered to Conrad with Evening Star. He was able to buy 100 more strands of lighting with the \$5,000 approved budget. The lights will be installed by the end of next week.

- 33% more lights are anticipated.

e) Trees in the entry way island were trimmed by ProGreen.

f) Jenks sidewalk has been completed.

g) Tax status. John is working on the application. He was going to send me an update today but I have not received it yet.

- John (based in Dallas), is working to get us to a non-tax status.

h) Mark Hancock property. James reached out to the Morgan County Planning and Development department. He spoke with Jeremy. Jeremy had no update. James sent an email to Mark's attorney asking for an update. No response yet.

- County was very vague with JD, earlier today, stating that there is no update.
- JD sent note to Blaine Blood for an update.

i) Pickleball survey was sent to all homeowners. Responses are attached below. 84 homeowners responded.

- Table pickle-bar courts.
- Key in on Pavilion, Common Area, etc.
- Homeowner Comment: All HOA's have a common liability insurance policy.

5. Fireworks donation request discussion.

- M. Wasuita approached PC about possible donation.
- Does it help our tax status?
- Firework Account established at GoldenWest.
- Considering a \$500 donation, but may need to bypass this year, due to lack of budget.

6. Landscaping improvement bids from ProGreen.

a) "This bid is for the park strip on Latigo Lane. Take out existing sod and dirt down 3 to 4 inches. Dispose of dirt at the landfill. Remove six valves, sprinklers, and sprinkler line from park strip. Cap main line on the other side of the sidewalk. Install commercial grade weed fabric. Install roughly 36 tons of inch and quarter South Town cobble to match what we did on other parts of the HOA common areas earlier in the year. BID TOTAL \$9,600"

- Seeking 2<sup>nd</sup> & 3<sup>rd</sup> bids – JD and RP to explore.
- Potentially delay until spring.

b) Walking trail common area in the middle of the HOA. "\$5 per square foot."

- Seeking 2<sup>nd</sup> & 3<sup>rd</sup> bids – JD and RP to explore.
- Potentially delay until spring.

7) Lights in the entry way. He is the bid from the electrician: "I need to order at least 1 of these fixtures to replace the one that does not work now, there is also the new little tree that they planted in that center area that the landscapers buried the wire, do you want to install one there. The fixtures cost 450.00 now plus post is 50.00 plus tax. 500 for 1 plus tax, 1000 for 2 plus tax. Labor additional"

- PC to check on pricing.
- JD to check on labor. (\$150 per Hour – includes 2 people)

8. Future HOA activities.

- Budget used for the year.
- Consider additional budget for 2026.

9. Snow removal on HOA walkways.

- 5-6 years ago, made an effort to get bids.
- Tough part will be to find somebody that would be willing to do it.
- JD to send note to neighborhood

- RP to reach out to contacts in Cottonwoods.
- Alternatively, put up signs in the neighborhood.

10. Request from homeowners to sweep up leaves in gutters and bag to help with storm drain.

- Courtesy Reminder

11. Finalize the Fee Schedule.

- Fees will remain at \$480 and \$295
- Fines will be \$100 and \$200
- Board voted in favor... Fine approach to begin in January 2026.

12. Other board items:

13. Schedule the next board meeting.

- January 8, 2026 @ 8pm

14. Close Meeting.

a) 2 items