

Rollins Ranch HOA Board Meeting

January 21, 2026 8:30 PM via Zoom

Attending:

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

Agenda:

1. Welcome and introductions
2. Open comments by homeowners
3. Brandon Flitton regrettfully resigned from the board. The board thanks him for his years of service. Per the HOA bylaws the HOA board can appoint a homeowner to serve out the remainder of his term (1 year and 3 months left).
4. New board positions
 - a) President
 - b) VP
 - c) VP
 - d) Treasurer
 - e) Secretary
5. Update on items:
 - a) Update on Christmas lights—They are looking great. Conrad purchased enough lights out of his own pocket to complete the job for what he bid. Cost will go up next year by \$500 so that he can rent a lift for set up and take down. He often drives through the HOA inspecting the lights. He hopes for a long-term relationship with the HOA.
 - b) Architectural request follow up: Jared Eliason (6035 Hidden Valley Road). Shed (see the pics below). I let him know that his request was not approved. I circled back with him today...
 - c) Debris on Crown property. Raul submitted a bid for the cement and metal clean up. \$800. He can get it done this Friday.
 - d) Hancock Park update—I spoke with Joe Sigety (attorney for Mark). He reports that the County is requesting from him a new survey of the property and a redrawing of map that will be submitted with the amendment to the development agreement. That will happen within the next 1-2 weeks. He feels that the county is ready to approve it.

- e) Message and email were sent to the tax attorney that is helping the HOA with the application to the IRS for tax exempt status. I'll forward the update to the board when received. Last we heard he was preparing the application and getting it ready for submission.
 - f) The yearly statement was emailed to homeowners. It will be mailed out this weekend with a newsletter.
 - g) Replacement light for entry way—Phillip ordered 2 lights. The electrician can install them within a week of receiving them.
 - h) Storm drain update--
 - i) The Fine Schedule (approved at the last meeting) is posted online. I'll mention it in the newsletter.
 - i) Enforcement update: 1 trailer is parked on the driveway. 1 home does not have a mailbox. 1 home has an unapproved mailbox. Homeowners without trees have been notified and fined. Homeowner without the finished yard has been notified and fined.
 - ii) With the approved Fine Schedule, the HOA manager has been charged by the board to enforce the covenants timely and with consistency. When a violation is noticed by a board member they will let James know.
6. Activity budget increase—Blaine
 7. Schedule the annual meeting (last year it was on April 10th)
 8. Landscaping improvements and projects for this year.
 9. Other board items:
 10. Schedule the next board meeting.
 11. Close Meeting.
 - a) 2 items

