

## Rollins Ranch HOA Annual Meeting 2026

**Location:** Mountain Green Middle School

**Date:** April 23, 2026

**Time:** 7:00 PM

**Conducting:** Phillip Cook, HOA President

Text any proxy votes to James at 801-920-2869 or email them to him.

### 1. Welcome and Introductions—Phillip Cook

- a. Board Members: Blaine Duke, Jared Johnson, Phillip Cook and Ryan Parker
- b. Property Manager: James Durrant, Utah Community Management LLC.

### 2. Review of Financials—James reviewed the financial statements and budget.

- a. Profit and Loss/Income Statement
- b. Balance Sheet
- c. Proposed 2026 Budget. **Motion was made to add \$500 to the budget to donate to the New Year's Eve neighborhood firework fund. Seconded and approved by the homeowners. See below.**

Questions:

- **Was there a penalty for water use? The HOA did not to have any penalties for water use and the cost was the same for this year as last year.**

### 3. HOA Items and Update—Phillip

- a. Projects completed 2025:
  - i. Entry way updated and xeriscape area enlarged
  - ii. Parkstrip on Latigo xeriscaped
  - iii. Rock walls in entry way repaired
  - iv. Tree removal in entry way and fixing of cement
  - v. New Christmas light vendor with more lights—same price
  - vi. New entry way lights and GFI's
- b. 2026 projects **(based on new board members, and land sale outcome)**
- c. Update on improvements made to common area sold to Mark Hancock. No motorized vehicles allowed.
- d. Status of the common area sale at the county level.

### 4. Open comments by homeowners—Phillip (Please keep your comments to 2 minutes)

- **Paul Clayton: Any update on the retention basin / storm drain?**
  - **Jared Johnson – new vac truck may enable this to occur on a more regular basis.**
- **Bill Chipp: with the lack of progress on the Hancock sale, who controls the area now?**
- **Trevin Wallin: what's the hold up of the sale?**
  - **Angie Trease: attended COG meeting**
    - **Paid \$500 app fee – Great Basin Engineering retained.**
    - **Requested an update from Great Basin**
      - **Re-drawing plat maps.**
- **Todd Duke: Picnic Table and Pavilion – how are you supposed to use?**

- **Snow plowing sidewalks: revisit**
- **Fencing between the pillars: revisit**
- **Blaine Duke: firework funding from HOA. \$500 Budget**
  - **Motion to include \$500 for fireworks. Seconded. (Most were in favor)**
- **Bill Chipp: Secondary water update. Historically, water has been turned on, on April 15<sup>th</sup>. May 1<sup>st</sup> in 2026. Review Weber Basin recommendations. Water once per week. (Maximum = 3 times per week). Urge to conserve! Ability to view meter reading. Allocation is based on the lot size, based upon 15K lots that the weber basin serves. Some overages were assessed a nominal amount, last year. If you are assessed a significant bill, and have not paid it, you will not be able to water.**

5. Election of HOA officers—HOA Manager-James

- a. Thanks to Brandon Flitton, Jared Johnson and Blaine Duke for their service on the board.
- b. Job Description: 2 years, could serve in any capacity: President, VP, Treasurer, Secretary. Attend quarterly meetings, more if needed. Take on assignments.
- c. Process to follow: must be nominated and seconded; close nominations; 1-2 minutes to introduce self to homeowners; set amount of time for homeowners to vote online at [rollinsranchhoa.com](http://rollinsranchhoa.com); tally votes.
- d. Results posted on HOA website by 10 pm.

- **Bill Chipp: Christian Bauer**
- **Blaine Duke: Trevin Wallin**
- **Ryan Parker: Dale Johnson**
- **Angie Trease: Ryan Trease**

**After the voting Trevin Wallin, Christian Bauer and Dale Johnson were elected to the board.**

6. Adjourn meeting. (Board to meet within 2 weeks per the CCRs)