

**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: Bill Chipp, Douglas Beck, Trevin Wallin, Lee

**Agenda:**

1. Welcome and introductions

2. Open comments by homeowners

- Doug Beck:
  - Large portion of signs are beginning to sag and look horrible.
  - Stop signs / Street signs on several corners in the neighborhood.
- James Durrant to send note on vandalism among youth.

3. Brandon Flitton regrettably 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 – Phillip Cook taking over the remainder of Brandon’s term.

b) VP – Jared Johnson

c) VP – Open Slot through April

d) Treasurer – Blaine Duke

e) Secretary – Ryan Parker

\*\*Trevin Wallin potential nomination in April

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.

- Lights to be turned off 1<sup>st</sup> week of March.
- Move it up in 2026 due to early budding (middle of February)
- James to touch base with Conrad.

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...

- Variance rejected.
- James Durrant spoke with Jared, and circled back today.
  - Commentary: 20 sheds, within feet of fence, with metal roofs.

c) Debris on Crown property. Raul submitted a bid for the cement and metal clean up. \$800. He can get it done this Friday.

- James Durrant followed up.
- Scrape dirt off of sidewalk back onto the lot, while the skid loader is in the neighborhood.

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.

- Surveyor and Map folks will be out within the next 1-2 weeks.
- James Durrant to follow-up within 1-2 weeks, to confirm where things are at.

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.

- Hard Copy to be emailed out later this week, with the newsletter.
- Include commentary on motorcycles, vandalism, tree-limbs, pet feces.
- Follow-up messaging on Facebook, GroupMe, etc.
- Reminder to supply email addresses, cell number.
  - Potentially look into Constant Contact or Mailchimp or Voting Tool (per Doug Beck).

g) Replacement light for entry way—Phillip ordered 2 lights. The electrician can install them within a week of receiving them.

- Ryan to provide Jaden Wells contact information for potential bids down the road.

h) Storm drain update—

- County may be able to clean it out on a yearly basis.

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 (made out of wood). Homeowners without trees have been notified and fined. Homeowner without the finished yard has been notified and fined.

- Each lot will have a permanent stone or brick mailbox.
- Send Warning, to include deadline for completion / remedy (June 1<sup>st</sup>)

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

- More ownership of activities in 2025.
- Total spent in 2025 = \$4471.13 (included Summer & Christmas activity).
- 2026 – Neighborhood 5K being considered.
- Turkey Bowl Contribution @ MGMS.
- Homeowners at Annual Meeting vote to approve or not approve budget.

7. Schedule the annual meeting (last year it was on April 10th)

8. Landscaping improvements and projects for this year.

- Latigo Park Strip Boulders
- Sill's, Widmier etc. Xeroscape

9. Other board items:

10. Schedule the next board meeting.

- Annual – April 7<sup>th</sup>?
- Meet in March (10<sup>th</sup> @ 8:30pm) to discuss activities budget, water fees, etc.

11. Close Meeting.

a) 2 items