

## Rollins Ranch HOA Board Meeting

July 9, 2026, 8:00 PM via Zoom

### Attending:

Board Members: **Phillip Cook, Ryan Parker, Trevin Wallin, Christian Bauer, and Dale Johnson.**

HOA Manager: *James Durrant*. Homeowners in attendance: **Bill Chipp, Ryan Hardy, Erin Mindes, Paul Clayton**

### Agenda:

1. Welcome and introductions
  - a) **Phillip, Dale, and Ryan attended county meeting regarding Hancock Property.**
2. Open comments by homeowners
3. Approval was given for trees, hot tub and trellis at 4403 Hidden Valley Road. 5-0 via texting.
4. Approve the last board meeting minutes. **Minutes were approved 5-0.**
5. Review the financial statements.
  - a) **7 homes have sold in the HOA YTD.**
6. Update from tonight's Planning Commission Meeting.
  - a) **Bill Chipp commentary – No motorized vehicles, which prevents access.**
  - b) **ADA guidelines, post "1984", had to be accessible.**
  - c) **Access to road.**
  - d) **J.D. to chat with Joe Sigety about maintenance plan in Hancock Park.**
7. Update:
  - a) Landscaping ProGreen
    - i) Trees were trimmed.
    - ii) Lawn is a little dry. Watering 3 days at 80% as directed by the water company. This year there will be dry/brown spots due to the restrictions.
    - iii) Ready to mow empty lots again.
    - iv) Ryan is ready to meet up and give bids for xeriscaping. He can meet whenever. What dates work? **Potentially meet July 14<sup>th</sup> or 15<sup>th</sup>, or wait until homeowners are onboard.**
8. Ponderosa next steps?
  - a) **Location of road may be resolved due to input from judge.**
  - b) **Awaiting input on financial remuneration, and documentation shared with Ponderosa, etc.**
9. Update on water tower property?

- a) **Concerns about the land rather than the tower itself.**

10. Other board items:

- a) **Walk open-space area between Sill's, Moss', etc. Some families, believe sections of the land was deeded to them.**
- b) **Some homeowners in the center of R.R. are concerned about xeriscaping the open space.**
- c) **Ryan Hardy confirmed that he is in support xeriscaping adjacent to his home.**
- d) **Trevin Wallin mentioned the desire to begin to plan for additional neighborhood amenities.**
- e) **Next board meeting may involve walking the neighborhood.**
- f) **CPA Discussion – Tax Attorney in TX has been unresponsive.**

11. Schedule the next board meeting. **July 27<sup>th</sup> at 8pm**

- a) **Adjourn.**