

Rollins Ranch HOA Board Meeting
May 28, 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

Corey Wilkin

Agenda:

1. Welcome and introductions

2. Open comments by homeowners

3. New board positions

a) **President – Phillip Cook**

b) **VP (Special Projects) – Christian Bauer**

c) **VP (Events) – Trevin Wallin**

d) **Treasurer – Dale Johnson**

e) **Secretary – Ryan Parker**

4. Approval was given for fencing at 6035 Hidden Valley Road. 5-0 via texting.

5. Approve the Annual Meeting Minutes.

6. Update:

a) Landscaping ProGreen

i) They sprayed the thistle weeds today.

ii) The trees in the common area (pond area) need to be trimmed. There is about 50 trees that need it. \$1,500. Approve? **Approved by Board**

iii) Ryan (ProGreen) spoke to the secondary water company. They are asking everyone to water at 80% of allotment. Ryan has the water going 3 days a week at 80% of what he was doing last year. There will be some brown spots this year due to water issues.

YoY overview of water usage requested by Phillip Cook. J.D. to investigate.

- **Bill Chipp commented on the water being allocated by lot size, combined with the belief that R.R. HOA is one of the first to have meters installed.**
- **Christian Bauer commented on wise water usage and education.**

iv) Ryan is ready to meet up and give bids for xeriscaping.

- **Also secure quotes from Raul Varela (Pro Landscape Utah)**

b) Debris on Crown property was completed.

c) Hancock Park update—I reached out to Joe Sigety. No response yet.

- **Dale Johnson to reach out to Joe Sigety on county plans and progress?**
 - **Great Basin Engineering may be involved.**
- **Could Rollins Ranch hire an engineer to create a Plat Map?**

d) The 2 lights in the entry way were replaced.

- **Phillip curious as to whether we should purchase spare lights.**

e) The proposed Joint Use Agreement for the Ponderosa Development was reviewed by the board. Notes and revisions were sent to the HOA attorney, Michael Miller. Waiting to hear back from him.

7. Items from the annual meeting:

a) Snow removal

James and Phillip to organize a map on the areas that would need to be plowed.

b) Fencing between existing pillars in the HOA

Developer removed wrought iron fence.

8. Landscaping improvements and projects for this year. Discussion.

- **Work toward xeri-scaping the common area behind that begins between the Carson and Hardy homes and works its way around toward Saddleback.**

9. Other board items:

- **Dale Johnson reached out to water company... Mike Johanssen no longer with the water company. He spoke with them about the pump house near Dale's home.**
 - **The water company may want to donate or sell that pump house.**
- **Look into the possibilities of a new Stop Sign pole at entrance to the neighborhood.**

10. Schedule the next board meeting: **Thursday, July 9th at 8pm**

a) Adjourn.

11. Closed meeting for board.