



Hencken Ranch Estates Board Meeting

Date: December 17, 2025

Call To Order: 6:10pm

Adjourned: 7:24pm

Present: Al, Emily, Slav, Michelle & Kris

1. Treasurer's update:

- All past dues from 2024 have been collected.

2. Community Chairperson's update:

- No events on the calendar at this time.
- Food trucks to continue after the New Years.
- Community Directory – Kris and Michelle to start the Directory for the Community. Both to create a form to capture the desired information. Kris will begin by going door to door to ask residents to fill out form if they wish to participate. Additionally, forms will be available at the January 13th Member's Meeting.

3. CCR Amendment change results discussion:

- 25 residents responded to survey gauging interest. Some concerns expressed about burning and propane tanks.
- Board to discuss at next Member's Meeting.
- If Board decides to proceed, it was suggested that the Board schedule community member meetings to get community input. If a meeting is called community turn out is imperative. Changes to the CCR come from the community. The Board will facilitate to capture the communities input.
- As a reminder a CCR change requires 67% approval of the community on an official vote.

4. Common areas maintenance discussion:

- David Blacklock provided a quote for the drainage culvert on Cutter Corral. Dirt work and skid-steer for a day is what he recommended. \$2,000-\$2,500. About \$800 more for each load of rock if we desire. Emily stated she has a company she would like to contact. Board agreed to get hear that bid. Will discuss again



once bid is received. To avoid further erosion, the Board agreed that best time to accomplish the work will be when the grass is actively growing.

- County is not planning to rail off the ditches from the new community being built at the entrance of our community.
- PVC pipe around gas-well has been removed.
- Condition of our private road is getting worse. Andrew is going to reengage with the city to see about them taking on that private road.
- Slav to obtain quotes to seal cracks to prevent worsening of the condition.
- Gravel at entrance to the gas well was replenished.
- Hencken Ranch Estates sign at the West entrance is falling – Al to call Insurance company to discuss filing claim.

5. Covenants enforcement discussion:

- Notice of violations to be sent to Property Owners who have outstanding violations.

6. Records Retention Policy compliance update:

- No update provided.

7. Upcoming Member's Meeting & Board Member Elections discussion:

- The January 13th Members Meeting is also the day for our annual Board Members election. At this time, the Board has not received any candidacy statements or desire to be placed on the official ballot. (Two Board openings this election). Deadline to provide the Board a statement of candidacy or desire to be on the ballot is January 3rd.
- Ballots will be e-mailed out on January 6th.
- Per our bylaws, Members may still announce their candidacy from the floor of the election meeting.
- Since there is an opportunity for last minute candidates to announce their candidacy, it is recommended to wait for the meeting to finalize your ballot. Ballots will not be chanced once submitted.
- Board approved \$150 for pizzas and sodas.