



Hencken Ranch Estates Board Meeting

Date: 10/14,2025

Call To Order: Time: 6:13 **Adjourned:** 7:17

Present: Al, Emily, Slav, Michelle

1.Community Engagement

- Emily is in the process of setting up the next food truck.
- November 1st community garage sale scheduled. 8:00am - 2:00pm Saturday and Sunday. Signs will be put up by the Board outside of the community (1187 and Ben Day Murrin Rd) The board plans to advertise event on FaceBook and Neighborhood Apps. The board approved a \$40 budget for signs. E-mail will be sent to the community to provide more information and confirm participation.
- Fall Festival being planned. Brandi volunteered to help.
- The Board discussed finding a trailer for kids to do a hay ride. We can ask the community if anyone has one for use. As of right now, we do not have one.

2. HOA Dues

- Still have 4 homeowners from 2024 that have not paid dues. The Board agreed that delinquent property owners need to be notified ASAP. The Board also agreed that this should be done via e-mail and mail with invoices by November 1st. Payments should be made in full within 30 days of the courtesy letter or payment plan made. Al will initiate conversations with Andrew to complete.
- Dues are the homeowners responsibility and the board should not have to seek out those payments.

3. Community Directory

- The Board agreed to move forward with directory. Michelle to contact Kris to lead the project. Homeowners should receive an email requesting info they want published in the directory. Directory will only be shared with those that wish to participate.

4. Covenant Amendments

- Al will send email to the community for interest in the topics for amendments.



5. Annexation Update

- The Board offered to pay ½ of the fees for the property to become part of the HOA.
- Property Owner not interested at this time.
- AI to continue working the issue on behalf of the HOA.

6. Common Areas

- The Board got 2 quotes to repair the drainage culvert on Cutter Corral. The first bid was from a company Mr. Hencken suggested. The bid was for \$6,775. This would be a temporary fix. It would add rocks to the sides of the concrete wall and cut notches in the wall to allow better water flow.
- The 2nd bid was for \$137,000 from a local engineer and it includes a 50 year warranty.
- AI is going to work on getting a couple more bids.
- The landscapers quoted us \$400 to remove all the PVC pipe that is around the well. It was originally put in as irrigation but has since broken into pieces and no longer serves the original purpose. The Board approved spending \$400 to have the PVC removed and disposed of.

7. Covenant Enforcement

- The Board had a conference call with the lawyer to confirm covenant enforcement on violations that are known but unseen.
- The policy in place must be followed.
- There are very minimum violations at this time.
- The board is thankful for all the home owners who have actively worked to correct violations.
- The last violation check was on July 16th.
- A new violation check will be conducted in November and courtesy letters will be sent immediately.

8. Records Retention Policy Compliance:

- Andrew was absent - no update provided.

9. Meeting Broadcasting

- The Board received positive feedback about the community meeting being broadcast via Zoom. The Board agrees to continue to make that an option.
- The meetings of the Board of Directors will not be on Zoom.



10. Temporary Variance Request

- The Board voted 3-0 to approve the temporary variance request. AI to send property owner approval letter.

11. Annual Meeting

- The next annual meeting is scheduled for January 13th. AI will confirm location.
- The Jan. meeting is the time for the new Board elections. There are two Board positions open for election this year.
- Emily is creating the notices and the ballots.

12. Other Items of Concern

- There is a silver truck that has been seen speeding through the neighborhood on multiple occasions. **It needs to stop before an accident happens!**
- The weather is getting nicer and children are out playing as well as people taking walks and/or walking their dogs.
- PLEASE be mindful of your speed and the stop signs.
- Parents, please communicate to your young drivers to watch their speed.