

General Board Meeting Minutes for February 10, 2026 via Zoom. Members present: Dick Parran, Brian Warnock, Eric Cadwell and Cathy Hursts. Homeowners present: Sara Goulard, Emma Raisil, Jody McCoy, Sandy Cutler

Dick called the meeting to order at 8:01a.m.

January 2026 Meeting Minutes -- **Approved.**

Ranch Report: Sandy Cutler

- 1. Road Maintenance**-despite rumors, there were 7 contractors invited to bid-three have responded and one has indicated the bid is coming. Work is to be scheduled in July and August. The Ranch, at its expense has engaged a consultant to review bids and try to optimize the process.
- 2. Middle Mesa safety concern**-There was a recent accident involving a horse and rider road crossing on middle mesa before the Means home. Consequently signage and speed bumps will be installed for safety
- 3. White Desert Gate**- The gate is being left open and needs to be kept closing after passage to keep the cattle out of the golf course
- 4. 800 Acres**-There are no plans to sell or develop this parcel, indeed several essential Ranch activities are focused on this tract-shooting, rchery, RV site. The ranch has had to refence several times to keep out ATVs, and as well has cleaned significant trash accumulations for the old Ranch dump on site.
- 5. Golf Club Membership**-Presently 5 Owners are not members, and due to the significant benefits gained from living on the Ranch, Membership is strongly encouraged
- 6. Hole 16 water hazard water color**-In response to an inquiry from golfers, Sandy will inquire of Barry about the very brown color now in the water hazard
- 7. Gold Rush**-The Ranch will have a very visible presence in the parade

President Report: Dick Parran:

- 1. Roads**-Dick emphasized that the Ranch has funded the road assessment and bidding process at no cost to the Home Owners
- 2. Miramar landscape enforcement action**- Court filings are a matter of public record, involving the Goldsmith property on hole 3. We have a decision in our favor to provide landscape plan as well as an attorneys fee award. Miramar is now appealing that decision. Noted that her contractor has a significant judgment against the property owner related to work done on the property

3.Nominating Committee-It is Dick, Cathy and Doug Spenser. 3 open slots, Brian, and Dick have expiring terms and Peggy has elected to resign. Dick is termed out, but Brian agreed to re offer, leaving 2 spots for new candidates. Deadline is February 14 to submit a list of Candidates to the members.

Treasurers report- Eric Cawell

1-Financial report- Finances in good shape with one assessment still outstanding with the home still for sale- report attached

2. Legal Address – With the sale of the Badowski and White firm we need to change our legal address. Most probably to the accounting firm formed by former B&W employees, Wickenburg Tax and Accounting.

DRC-Cathy Hurst

Projects—Current projects are proceeding well. Landscape completed by Dr Ripley and Virtulis, Balos are looking to build a new home at the end of Thraser, and the other projects are proceeding along nicely. Cathy reminded that Joe Conk is our Architect consultant solely to ensure plans comply with our requirements. Dick commended Cathy for EXCELLENT LEADERSHIP ON DRC THE PAST 2 YEARS

Social Update-

BYOB at the Branstads on Thursday, and the golf outing has been set for March 23 in the am assuming full participation. Owners horseback ride is the first and last Tuesday every month. As well the Ranch has reinstated the Wednesday Vulture Mine cook out

Meeting Adjourned