

General Board Meeting Minutes for January 12, 2026 via Zoom. Members present: Dick Parran, Brian Warnock, Eric Cadwell and Peggy Means. Homeowners present: Stephaie Leek

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

December 2025 Meeting Minutes -- **Approved.**

President Report: Dick Parran:

1. Trash Pickup-Waste Management is in full operation A reminder they pickup at 7am so get your receptacles out in time. CRR had their pickup January 6 so if you missed it you best contact them directly.

2. Miramar landscape enforcement action- Court filings are a matter of public record. We have a decision in our favor to provide landscape plan as well as an attorneys fee award. Miramar is challenging that so a hearing is set for January 28. All proceedings stayed til then

4. Road Maintenance – Working with the Ranch to finalize responsibility allocation. It is anticipated a special assessment will be needed. Hope to have info prior to annual meeting March 31

3. Board Positions- Nominating committee to be established by month end and candidate solicitation sent out. Dick is termed out and Peggy will be resigning. Brian is standing for reelection for a second term. By mid February committee nominees need to be sent out.

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-Brian Warnock

Projects—Current projects are proceeding well. Landscape plan received from Dr Ripley. Dick queried the significant cutback by Sondra Campbell and Brian advised DRC approved and are monitoring

Social Update- Peggy Means

Book club started , and the social at Kempers was well attended. Dick said he was talking with Tony about reinstating the Homeowners monthly horse rides. . Brian also advised he has quite a bit of interest in a community golf outing scramble, particularly from non golfers.

Meeting Adjourned