

Los Caballeros HomeOwners Board Meeting July 14, 2025

Present : Directors- all by Zoom -Dick Parran, Cathy Hurst, Brian Warnock Eric Cadwell and Peggy Means

Owners by Zoom-Sandy Cutler, Jody McCoy, Rob Walter, Emma Raiser, Doug Spenser

-Ma Board Minutes APPROVED Brian/ Cathy-

-President's report-

No recent road update from the Ranch so most likely late summer or fall due to hot weather

-Eric- Bank account signature changed Report attached. There was some confusion on the Hudson closing about prorating the HOA dues but as we issue our dues statements right after the Annual Meeting that date should be used for any prorating. Eric will get an up to date listing of any outstanding HOA dues, and send a notice advising we are reviewing our penalty for late payments as an incentive to get the payment made. Jody mentioned a delay in cashing his HOA payment and Eric will follow up with the accountants as they can make direct deposits.

DRC- Current projects proceeding well. Campbell garage doors on, landscape plan to follow as with Parran. Gentle site is fenced and they are working well with Joe Kronk on plan review. Brumder roof tiles off and underlay being installed. Armstrong garage waiting on plans

The Committee is working on the definition of "major project" to determine when the CHOA architect needs to be involved. There is a new state law allowing construction to begin at 5am, but as a private organization we are not obligated to comply – However for Health and safety reasons due to the heat, the Ranch is permitting 5 am starts and the Board concurred we should do the same. Cathy will advise contractors accordingly. Issue of working on Saturday was raised by Brumder roofers and while they were told they couldn't, CCRs permit Saturday work if the issue is raised in the future. Landscapers however should still refrain from using their blowers before 7 am in the summer.

Brian advised one new Owner Bill and Patricia Sigler who bought the Hudson house- Still waiting on information from them for the Directory.

Peggy discussed developing a "Help List" for Owners in need of assistance in various areas such as meals, small house maintenance issues etc. It will be given further consideration. She also suggested having a new neighbor packet available for new owners outlining some of the requirements of the community, events available and perhaps contractors etc.

Sandy gave the Ranch update- Blue staking around McGuire Road is for SW Gas to install a 1800 foot loop to ensure continued gas pressure as the current line is a dead end and could have pressure issues under certain circumstances. They will also install a connection off site to facilitate injection into the system from a gas vehicle should the need arise. The Ranch is funding this effort . Pools are open and Casitas are expected to be open by end of the year or early January. The old pool has been removed and the new Plaza should be completed in time for the first guests on September 4. The RV facility for staff with dogs should also be completed by early September. The new Generator was called upon for two short periods to maintain pressure in the water system due to a power outage , unlike Prescott where the outages caused a loss of pressure in the civic water supply. The Utility commission is expected to approve a staggered rate basis for water bills as they found our average house hold water usage to be double state wide average. Usage varies from 10,000 gallons per month to 130,000 per month for various houses. New water bill will show the homeowner their monthly usage by including the opening and closing meter readings. Also prior to the road maintenance work it would be optimal to have all the runoff locations improved to alleviate any issues.

Doug Spenser suggested the website list of DRC members be updated

With no pressing concerns the August meeting will be waived- Next meeting is September 8

Meeting adjourned by Motion