

General Board Meeting Minutes for November 10, 2025 via Zoom. Members present: Dick Parran, Cathy Hurst, Brian Warnock, Eric Cadwell and Peggy Means. Homeowners present: Sandy Cutler, Jody McCoy, John Reardon

Dick called the meeting to order at 8:05a.m. Asked for approval of October minutes **Approved.**

President Report: Dick Parran:

1. **Ranch Club Memberships-** Queried whether membership at some level at the golf club should be mandatory for all Owners going forward. The Ranch provides obvious benefits to all owners from property values, water system, fire protection etc., and should be supported. A CCR amendment would be required. Open for future discussion. Brian cautioned that should a change of Ranch ownership take place consideration should be given to provide some protection from any future excessive increases in membership fees to the homeowners
2. **Trash Pickup-**Waste management has proposed doing the homes-about \$22 per month, including recycle. 100% participation encouraged but not mandatory. While some may continue with independent haulers, the Board will proceed forward behalf of the community with WM as preferred hauler and will coordinate with WM on communication to Owners. Brian indicated his current independent has a closed truck and picks up trash at his door to avoid hauling big cans up and down his drive. He asked what WM does in this regard and the additional charge for the service. Sandy will check for the xtra cost to have trash picked up at the door.
3. **Road Update** – Dick advised we are clearly underfunded., and a special assessment to cover the shortfall is a significant probability. Sandy gave an update, advising the Ranch at its expense has retained a consultant to review the roads and prepare a bid package for potential contractors. Some roads will need to be pulverized and a new base and topping applied. Life expectancy for chip seal is 18-24 months where new installation should be approximately 10 years. Asphalt will have the reduce sheen “dusty” finish. Bids expected in the spring for a summer installation.
4. **Ranch update- Sandy** advised. Casitas are rented for 2/4/26 so will be done in time.
5. **Water System- Sandy-PUB** approved the rate increase which will be reflected in November usage bills. About a 264% increase expected, so check your irrigation system and negative edge pools. The PUB was surprised at the volume of water used per residence here.

Treasurers report- Eric Cadwell

1-**Financial report** attached.

2-One house still has dues outstanding and escrows have not closed. A lien will be placed to ensure we are protected. Dick will confirm with attorneys as to process at minimal expense.

3- Discussion about moving accounting firm to Lisa and her new firm and change of statutory mailing address from Anchor Solutions- Referred to the Executive for decision

DRC- Cathy Hurst

Court Case re landscape -Court ordered a landscape plan to be submitted. What was received does not adequately screen the utilities etc. on side of house. Matter still with attorneys

Project Report-6 projects

Parrans – nearing completion

Campbell- waiting on landscape plan

Gentles-Painting issue resolved. View obstruction complaint beyond our ability to deal with legally

Armstrong- New garage on south side plans under review

Reeds-Painting done to match

Ballos- New home to be built on Thrasher at end of cul de sac. Preliminary at this stage

A reminder to all owners that existing paint is NOT grandfathered for approval

Member input

John Reardon – John felt all Owners should sign up for WM to avoid the profusion of trash containers out on various days of the week. He agreed mandatory club membership going forward for new owners was a good idea

Jody McCoy- Be sure WM offers a vacation hold for those who leave in the summer. He agreed with filing a lien for the current homeowner in default of dues

Meeting was adjourned and proceeded to Executive session