

General Board Meeting Minutes for September 8th, 2025 via Zoom. Members present: Dick Parran, Cathy Hurst, Brian Warnock, Eric Cadwell and Peggy Means. Homeowners present: Jim Colley and Doug Spencer.

Dick called the meeting to order at 8:25 a.m. A bit late due to technical issues. Asked for approval of July's minutes. Brian motioned, second by Cathy, and approved by all.

President Report: Dick Parran: Basic Agenda 3 Items

1. Board Vacancies: slots to fill at annual meeting. Brian is willing to stand for reelection for a 2nd term. Dick rotates off from a 4-year total served. Will be the same formal process as last year when Eric & Peggy came aboard. Emma has expressed interest in being on the board.
2. News on Compliance Litigation: Judge's order addresses failure to comply with landscape issue on August 18th. Ruled in our favor. Order aloud for us to recover attorney fees as well. New drawings need to be submitted by the end of November. Not sure about Maramar appeal, as it is very likely if history repeats itself. Expectations are that it will happen. Board is deliberating next steps with counsel.
3. Road Maintenance Project: After a large change in the scope and costs of paving project, Sandy has recommended that we back off until next year. Giving us time to get another bid or two, as last year's estimate was terribly flawed. Report will be given as Executive board discusses.

End of President report.

Treasurer Report: Eric Cadwell

Current Balance: Money Market \$249,432.46, Checking \$71,341.23

August Payments: Legal (Maxwell & Morgan) \$75.00

September Payments: Legal (Maxwell & Morgan) 2125.00

Outstanding Annual HOA Dues: one unpaid lot (home currently for sale) Anchor escrow

When sold? According to Doug, By laws have provision for late fees. The board will be

Investigating assessing a late fee fine pursuant to our authority in our governing documents.

DRC Report: Cathay Hurst

DRC Committee will be meeting later in the week. Currently 3 projects ongoing. Sondra Campbell, Bill Gentle, and Dick Parron. All owe landscape plans for the review process.

Ginger & Lori looking over and editing/adding guidelines. If any homeowner is thinking of doing any minor or major projects please get in sooner than later!

Brian indicated that Gentle's are done framing. Dick indicated that his project is basically under roof, with the exception of the stacked doors. Landscape plans are delayed. However, the driveway to the wash are not impacted. The house should be buttoned up next week. Sondra's project is just about completed. Communication is key throughout projects. Both Sondra & Bill have gotten back to Cathy. Brian asked whether he needed approval to replace rosemary going up the driveway with something else. Cathy indicated that it would not be necessary, as he is just replacing. With our drought this year Cathy is anticipating that many will have to replace dead plants.

Secretary Report: Brian Warnock:

Still needs contact information for one new home owner.

Social Report: Peggy Means

Put out an email to determine if there was interest in having book club start before the

New year. Looks like we will continue with start date being in January, as many will not

Be here in October, and busy with Holidays. Peggy will send out another email

Soliticing hosts at a later date. BYO: Have hosts for all months, excluding December & May.

New Business: Time Zones: leave time to 8:00 or move to 9:00? In the past moved to 9:00 a.m. for fall/winter season. Decided to leave at 8:00 AZ time. Jim Colley was in attendance and wished to express a thank you for keeping the ball moving regarding legal time & costs.

Meeting Adjourned