

# Navajo Ranch Homeowners and Community Association

## Meeting Minutes

June 18, 2025

<b>Present</b>	Kathy Wilson/Chris Milligan, Vice President; Lori Van Langenhoven, Treasurer; Jo Dee Jessie, Secretary; Richard Clements, Board Member; Randy Wilson; Brian Lindeman; Paul Kronk; Dave Van Langenhoven; Sara Engelmohr; Debbie Palmisano; Dan Palmisano; Deb Greer; Judine Leonhart; Jim Bierly
<b>Next Meeting</b>	July 16, 2025, 7:00 pm, Water District Building
<b>Contact Information</b>	<b>President:</b> Josh Corbin – <a href="mailto:jcorbinnavajoranch@gmail.com">jcorbinnavajoranch@gmail.com</a> <b>Vice President:</b> Chris Milligan – <a href="mailto:nrhoavpcm@gmail.com">nrhoavpcm@gmail.com</a> <b>Secretary:</b> Jo Dee Jessie – <a href="mailto:NHOASecy@outlook.com">NHOASecy@outlook.com</a> <b>Treasurer:</b> Lori Van Langenhoven – <a href="mailto:lktrullinger@gmail.com">lktrullinger@gmail.com</a> <b>Board Members:</b> Deborah & Richard Clements – <a href="mailto:debcarnes54@gmail.com">debcarnes54@gmail.com</a> <b>Social Media &amp; Events,</b> Sacha Santospago – <a href="mailto:sachasantospago@gmail.com">sachasantospago@gmail.com</a> <b>Architectural Review Committee:</b> Deb Greer – <a href="mailto:deb.i.greer@gmail.com">deb.i.greer@gmail.com</a> <b>Firewise Committee:</b> Dave Van Langenhoven, Dan Palmisano, Deb Greer, & Justin Santospago – 303-803-7352

### Regular Business

Vice President Kathy Wilson called the meeting to order at 7:01 p.m.

As the first order of business, Secretary Jo Dee Jessie swore in newly elected Vice President Chris Milligan. Chris took over the meeting for Kathy as President Josh Corbin was unable to attend.

Secretary Jo Dee Jessie read the minutes from the May 21, 2025, meeting.

A few corrections were noted:

In New Business, it was Deb Palmisano, not Deb Greer, that advised regarding the COTW sign. Further in the same section, Deb Palmisano, not Greer, advised regarding the HOA book exchange. In the Treasurer's report, Deb Greer seconded the motion to accept the Treasurer's report. In Wildfire Mitigation, contact Dave Van Langenhoven or Deb Greer for Home Ignition Zone Assessments. In Continued New Business, the Navajo Western Water Board does not need a new director as it was Gary Baldwin who retired. There is, however, an open position, as of the meeting.

Randy Wilson motioned to accept the minutes as amended, Deb Greer seconded, and the motion passed.

### New Business

It had been suggested that additional parcel lockers be added to the mailbox bank in Resorts due to a shortage of lockers. Randy Wilson noted that the issue is that several of the parcel boxes have broken or malfunctioning locks and that is the responsibility of USPS maintenance to fix. He will call USPS about the broken locks.

### Committee Reports

#### Treasurer's Report – Lori Van Langenhoven

Treasurer Lori Van Langenhoven presented the Treasurer's report. Randy Wilson motioned to accept the Treasurer's Report; Deb Greer seconded, and the motion carried.

A discussion ensued regarding the CD that is maturing in July. After some rate comparison and options were presented, Randy Wilson made a motion to roll over the July-mature CD to a 12-month CD. Dan Palmisano seconded, and the motion passed.

The picnic budget was discussed next. Sacha recommended lowering our chicken count to 75 pieces. A budget of \$300 was suggested. Randy made a motion to approve \$300 for the budget, Sara Engelmohr seconded, and the motion passed.

Receipts for the yard sale were \$115.41 and receipts for the clean up day were \$166.81. Budgets for these events were previously approved.

Given the recent installation of new officers, there was discussion regarding changes to signature authority for the Navajo Ranch Homeowners' Association accounts. The following changes were approved.

1. Lori Van Langenhoven, Treasurer, will replace Sara Engelmohr as a signer;
2. Jo Dee Jessie, Secretary, will be added as a signer;
3. Debbie Clements, board member, will remain a signer; and
4. Don Pino, former board member, will be removed as a signer.

#### **ARC/Maintenance & Repair – Randy Wilson/Deb Greer**

Nothing new to report. Deb Greer will be taking over as the new chair of the Architectural Review Committee with assistance from Dan Palmisano. Randy Wilson will remain on the ARC. Randy Wilson made a motion to approve the addition of Deb Greer and Dan Palmisano to the Architectural Review Committee and Jo Dee Jessie seconded the motion. The additional members were approved.

Nothing to report for maintenance & repair.

#### **Social Events/Beautification & Cleanup/Welcoming**

Sacha is unable to attend tonight but she provided Sara with updates on upcoming events and asked her to share :

- Annual Community Picnic – date is July 19. La Veta Park pavilion has been reserved. Set up is from 12 to 1 pm with the picnic at 1 pm. Debbie and Dan Palmisano volunteered to assist with picking up chicken and ice, as well as other volunteers assisting with set up.

#### **Wildfire Mitigation**

Dave Van Langenhoven reported that some 2000 cubic feet of slash have been chipped.

Sacha bought hi-visibility vests for clean-up, but Dave notes we can obtain a SPAWP grant for the vests.

Now is the time to volunteer for fall mitigation. We will begin to advertise for cold weather mitigation activities soon.

Dave Van Langenhoven and Deb Greer are certified to do Home Ignition Zone Assessments. They will do these for Navajo Ranch homeowners at no cost. Please contact one of them if you are interested.

#### **Website Committee**

Nothing new to report. Some clean up is needed as well as information changes.

#### **Additional Business**

There are still some community watch signs available at \$25 each.

A member question regarding the parking area at the front kiosk near 160 prompts a reminder that this area is private property. There is an easement for the kiosk.

There being no additional business brought forth, Sara Engelmohr made a motion to adjourn. Richard Clements seconded. Meeting adjourned at 7:53 p.m.