

Navajo Ranch Homeowners and Community Association

Meeting Minutes

February 19, 2025

Present	Josh Corbin, President; Kathy Anne Wilson, Vice President; Jo Dee Jessie, Secretary; Sara Engelmohr, Secretary; Richard Clements, Board Member; Debbie Clements, Board Member; Sacha Santospago, Board Member; Dave & Lori Van Langenhoven; Randy Wilson; Judy Burrows; Judine Leonhart; Jim Bierly; Don Pino; Brian Lindeman; Justin Santospago; Debbie Palmisano; Dan Palmisano; Deb Greer; Chris Milligan
Next Meeting	March 19, 2025, 7:00 pm, Water District Building
Contact Information	President: Josh Corbin – jcorbinnavajoranch@gmail.com Vice President: Kathy Wilson – shoey51@gmail.com Secretary: Jo Dee Jessie – NHOASecy@outlook.com Treasurer: Sara Engelmohr – secy4hoa@gmail.com Board Members: Deborah & Richard Clements – debcarnes54@gmail.com Social Media & Events, Sacha Santospago – sachasantospago@gmail.com Architectural Review Committee: Randy Wilson – wilsonrandy49@gmail.com Firewise Committee: Dave Van Langenhoven, Dan Palmisano & Justin Santospago – 303-803-7352

Vice President Kathy Wilson called the meeting to order at 7:00 p.m.

Regular Business

Secretary Jo Dee Jessie read the minutes from the January meeting. Randy Wilson motioned to accept the minutes as read. Richard Clements seconded, and the motion passed.

New Business

Elections – Nomination Suggestions for Vice President and Treasurer. No suggestions were presented at the meeting. Notices will be put up and posts created on Facebook and NextDoor.

Web Site Design Committee – A Web Site Design committee was formed with volunteers Sara Engelmohr, Jo Dee Jessie, Randy Wilson, Debbie Clements, and Deb Greer. Jo Dee volunteered to chair.

CDs Discussions –Sara reported that we were refunded a small amount of penalty and interest from the second CD that the bank mistakenly cashed in. After some discussion, Randy Wilson made a motion to take the proceeds, round to \$6,000, and get a second CD at the higher rate at Academy Bank. Sara will research which CD option will be best as it could be dependent on what promotions Academy Bank is offering. Jo Dee Jessie seconded the motion, and it carried.

Fire Mitigation PPE – Dave Van LangenHoven brought examples of a helmet and visor, chaps, and gloves for fire mitigation PPE. It was decided to purchase 2 helmet/visor set ups, 2 pairs of gloves, and 1 set of chaps to keep on hand for volunteer use. Debbie Clements moved to approve \$400 for the purchase, Randy Wilson seconded, and the motion passed.

Volunteer Firefighter Information – Since a couple of people have reached out about becoming volunteer firefighters, it is noted that potential volunteers should reach out to the county for information and the

application process. Randy noted that a CDL is NOT needed to be a volunteer firefighter. The website is <https://huerfanofire.org> for more information.

Committee Reports

Treasurer's Report – Sara Engelmohr

Sara reviewed the financial statements. There were \$510 in deposits from memberships and \$150 in expenses for tax preparation. There were no current reimbursement requests. Jo Dee Jessie motioned to accept the Treasurer's report. Debbie Clements seconded, and the motion passed.

ARC – Randy Wilson

Randy Wilson reports there are no current projects.

Maintenance & Repair – Randy Wilson

There are no current maintenance projects.

Social Events/Beautification & Cleanup/Welcoming

There is nothing currently planned.

Wildfire Mitigation

Dave Van LangenHoven reports that they worked on Buffalo Drive South by the water tower. He had some questions about trimming trees and notifying residents about work on the easements. Don Pino will get Dave a copy of a liability waiver. It was also discussed that the mitigation team will need some office supplies such as paper, envelopes, and stamps for mitigation notices. Kathy Wilson made a motion to approve the purchase, Jo Dee seconded, and the motion passed.

Old Business

2025 Membership Mailings – at the time of the meeting 70 forms had been turned in, and awaiting forms from 36 current members. The February minutes will be the final minutes sent by email or mail for anyone who has not renewed their membership.

Lighting at mailbox banks – installed at both Estates and Resorts and is a nice addition.

A request was made to add HOA Board contacts in the minutes and on our social media sites.

No one had additional business they wished to bring before the board, so Debbie motioned to adjourn. Sara seconded. The meeting was adjourned at 7:47 p.m.