

Navajo Ranch Homeowners and Community Association

Meeting Minutes

July 16, 2025

Present	Chris Milligan, Vice President; Jo Dee Jessie, Secretary; Lori Van Langenhoven, Treasurer; Debbie Clements, Board Member; Richard Clements, Board Member; Randy Wilson; Brian Lindeman; Laurie Lindeman; Judy Burrows; Clyde Burrows; Judine Leonhart; Debbie Palmisano; Dan Palmisano; Maryellen Marr; Steve Marr; Deb Greer; Jeanne Atwood
Next Meeting	August 20, 2025, 7:00 pm, Water District Building
Contact Information	President: Josh Corbin – jcorbinnavaforanch@gmail.com Vice President: Chris Milligan – nrhoavpcm@gmail.com Secretary: Jo Dee Jessie – NHOASecy@outlook.com Treasurer: Lori Van Langenhoven – lktrullinger@gmail.com Board Members: Deborah & Richard Clements – debcarnes54@gmail.com Social Media & Events, Sacha Santospago – sachasantospago@gmail.com Architectural Review Committee: Deb Greer – deb.i.greer@gmail.com Firewise Committee: Dave Van Langenhoven, Dan Palmisano, Deb Greer, & Justin Santospago – 303-803-7352

Regular Business

Vice President Chris Milligan called the meeting to order at 7:00 p.m.

Secretary Jo Dee Jessie read the minutes from the June meeting. Debbie Clements motion to accept the minutes as read. Richard Clements seconded, and the motion passed.

New Business

It is noted that Jim Bierly is now in the vacant Water Board position.

Randy reported on the new business from the previous meeting regarding the need for additional parcel lockers and broken parcel locks. According to the USPS carrier, the broken locks have been reported for 3 years and that there is a work order in to fix the boxes. It is noted that WD-40 should not be used on parcel locks. Please use a graphite spray. It was also noted that the mailbox area needed to be cleaned. Dan Palmisano, Chris Milligan, and Richard Clements volunteered to do clean up, but before this could be done, Brian Lindeman cleaned the area. Many thanks to Brian. It looks much better.

A question arose regarding grading and other issues such as signage. Roads in Navajo Ranch are maintained by the county and issues should be reported to County Roads and Bridges. In the past, we have also compiled sign issues and reported them so they could be fixed all at once. Wind, accidents, vandalism, and theft are likely the main causes of missing and damaged signs.

Committee Reports

Treasurer's Report – Lori Van Langenhoven

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

Lori and Debbie Clements will be going to the bank to take care of rolling over the CD that is maturing in July per previous motions. They have 10 days from the maturation date to do so.

There was a \$78 reimbursement request from Jo Dee Jessie for postage. As a standard operating expense, no motion was required to approve this expense.

Architectural Review Committee – Deb Greer/Randy Wilson

Deb is taking over. There was nothing to approve but several buildings are in process.

Maintenance & Repair – Randy Wilson

There was a discussion about getting new maps in the kiosks. We may be able to enlarge existing maps or get new ones from the county. A budget was discussed to accomplish this and Jo Dee motioned to budget \$150 to obtain and/or enlarge maps. Debbie Clements seconded, and the motion carried.

Social Events/Beautification & Cleanup/Welcoming

- Feedback on the yard sale included putting street names on the maps, and keeping it to one day (Saturday)
- Debbie Palmisano and Lori VanLangenhoven volunteered to pick up tables and supplies for the upcoming picnic

Wildfire Mitigation

Dave VanLangenhoven reported that he would have a table set up at the picnic with brochures and other Firewise information. There is free sawyer training available August 18-21. This information was posted on the website.

This is another reminder that Ross Hallihan, Deb Greer, and Dave can all do free home assessments if residents are interested.

Website Committee

Jo Dee stated that next up for the website is a payment source change. There is time before the next payments are due, but these are currently being charged to a private card and need changed. Additionally, she has requested that we set our event dates enough in advance both for planning and for an events calendar on the site.

Additional Business

Deb Greer noted that there is an area in the open space where tree branches and slash were being dumped. This is creating a fire and other hazards, and we need a solution to clean it up. Additional research will be conducted, and we will try to make suggestions at the next meeting.

Another question was asked about whether the HOA could purchase additional parcels, particularly in a tax sale, and if it could sell it later at a profit. No one was sure about the answer, so additional research is needed.

There being no additional business brought forth, Debbie Clements made a motion to adjourn. Richard Clements seconded. Meeting adjourned at 8:07 p.m.