

Twisted Creek Ranch

October 2025 Board meeting



Board Members

- President- Jill Ricci
- Vice President Barry Huckabee
- Treasurer- Open
- Secretary- Michael Kitchens
- Member at Large- Kate Wood

Agenda

- Opening of Meeting
- Financial Update
- Old Business
- New Business
- Board Member Updates
 - Member at Large
 - Secretary
 - Vice President
 - President
- Open Forum
- Close of Meeting

Old Business

- CCR Revision Vote Report
- Westward 360
- Open Position-Treasurer

Revision CCR 2.03 Timeline for Construction. The commencement of construction starts at the time of any type of improvement to your tract of land of any sort. The exterior of any main residence must be completed within twelve (12) months from slab being pouredl or other professional engineered foundations being erected. All construction must comply with applicable building, windstorm, flood codes, and Twisted Creek Ranch's covenants, conditions and restrictions. Timelines may be adjusted due to unforeseen circumstances such as material shortages and adverse weather conditions, subject to written approval from the association.	Results	Yes	No	Abstain
		28	7	5
Revision CCR 2.04 Use of RVs. Prior to the construction of the main residence, owners may store travel trailers, and/or recreational vehicles (RVs) on their tract for up to six (6) months out of a calendar year. Such vehicles may be utilized for camping at any time not to exceed three (3) months total out of a calendar year and may be used for a temporary residence during the construction period for up to a maximum period of twelve (12) months. Upon completion of the main residence all recreational vehicles must be stored within a garage, carport, or behind a structure on the tract in a manner that ensures they are not visible from the residential street. If a barn/storage building is built on the tract and the RV is stored/utlized inside such a structure, the outlined timelines will be exempt. The dumping or any type of discharge of any black or gray water tanks must be done in septic tanks on property or must be taken to a dump station. Dumping or any type of discharge of gray or blackwater tanks freely on property grounds is prohibited.	Results	Yes	No	Abstain
		28	9	3
Revision CCR 2.05 Structures: The following types of residential structures are not permitted on any tract within the subdivision: Mobile Homes - defined as factory-built homes constructed before June 15, 1976, not built to HUD code standards. Manufactured Homes - defined as factory-built homes constructed after June 15, 1976, built to HUD code standards, and designed for transport on a permanent chassis. Modular Homes - defined as factory-built homes constructed to local or state building codes, typically delivered in sections and assembled on-site. Modular homes may be considered acceptable if all applicable building codes are met and are permanently affixed to a professionally designed, engineered, certified foundation of any/all types, as required in new home or appurtenance application. All residential dwellings must be site-built on a permanent foundation and comply with all applicable building codes and design standards approved by the Arch itectural Control Committee. All structures erected, built or otherwise placed on the property must be approved in writing by the Architectural Control Committee beforehand, including the (i) Land Improvement application and (ii) New Home or Appurtenance Construction application.	Results	Yes	No	Abstain
		28	9	3

Revision CCR 2.07	Results	Yes	No	Abstain
Animals. Domestic livestock and exotic animals shall be permitted on any tract, provided they do not exceed county regulations and do not create a nuisance or pose a threat to other owners. Pigs, hogs and peacocks are not allowed on any tract. Chickens, turkeys and other birds shall be allowed so long as such birds are kept in a coup and do not exceed fifty (50) birds per tract. All animals being raised by the individual tract owner must be kept in a fenced area on the owner's tract, no overgrazing is permitted on any portion of any tract. Dogs, cats or other common household pets may be kept on a tract. Dogs will not be permitted to run loose in the subdivision. Dogs and cats must be vaccinated for rabies and other diseases required by applicable law, rules and regulations and shall be licensed or registered as may be required by applicable laws, rules and regulations. No feedlots for any type shall be permitted.				
		27	10	3
Revision CCR 2.13	Results	Yes	No	Abstain
Limits on structures. The limiting number of structures will be assigned in conjunction with the size of acreage associated with the owner's tract. Each tract is considered separate property, and this limitation applies accordingly. 10-14.99 acres no more than four (4) "major" structures may be constructed on any tract. 15-19.99 acres no more than five (5) "major" structures may be constructed on any tract. 20-40 acres no more than six (6) "major" structures may be constructed on any tract. Definition of "major" structures including but not limited to: Main Residence, Outbuildings, Barns, Guest Quartersl Bunk House, Free Standing Garages, Green House/shed (12 ft by 20 ft) or larger. Definition of "minor" structures including but not limited to: Well House, Doghouse, Corral/Pen/Coop, Green House/shed (10 ft by 16 ft) or smaller, Detached carport, Deer Blind.				
		29	8	3
Revision CCR 8.01	Results	Yes	No	Abstain
Basic Control and Applications: (a)The ACC shall have full discretion to approve or deny any proposed improvement based on compliance with subdivision CC&RS, and preservation of property values. The term "Improvement" shall include Main residential buildings and any additions, Outbuildings, garages, barns, patios, decks, porches, stairs, storage buildings, sheds, or similar accessory structures, tanksl large ponds, reservoirs. Exclusions: Improvements made to the interior of the main residence that do not alter or affect the exterior appearance are excluded from ACC review or approval. The following items do not require prior ACC approval: fences, retaining walls, exterior decorative art, landscaping features, flagpoles, exterior lighting (so long as lighting does NOT cause nuisance to any neighboring tracts), signs, poles, antennas, satellite dishes and any other data receivers or transmitters.				
		29	8	3

		Total
Total Votes	Total Envelopes	Properties
40	34	40

New Business

- Website and Facebook page
- Meet and Greet Reschedule
- Meeting Date/Time Change

Board Member Updates

- Member at Large
- Secretary
- Vice President
- President

Property Owners Open Forum

Meeting Adjournment