

Twisted Creek Ranch Property Owners Association
Board Meeting Minutes
Sunday February 15 , 2026
5:00 To 6:00 PM

POA Domain: www.twistedcreekranch.org

Board Members

President	Jill Ricci
VP	Berry Huckabee
Secretary	Michael Kitchens
Treasurer	Vacant
Member at Large	Kathleen Wood

Call to Order: Meeting started @ 6:00pm

Jill Ricci motioned the meeting to order.
Kathleen Wood second the motion

Review/Approve Meeting Minutes

Board Meeting Recorded Minutes Sunday 01/18/2026. Reviewed and Approved.

Board Meeting Recorded Minutes For Sunday 02/15/2026

Jill Ricci presented agenda for the board meeting

The meeting agenda:

Opening remarks

Financial update

Old business

New business

Board member Updates

Member at Large

Secretary

Vice President

President

Open forum

Adjournment

The meeting commenced with minor audio difficulties that were promptly resolved. The board formally welcomed attendees and proceeded with a review of the agenda, specifically highlighting the vacancy in the Treasurer's position and encouraging interested members to indicate their interest.

The financial report provided the following details: as of January 2026, assets totaled \$28,437.97, with prepaid assessments amounting to \$825.00. Net income was reported at \$8,673.91, resulting in total equity of \$27,612.97. It was clarified that outstanding assessments will be updated at the close of February.

There are currently five property owners delinquent over 90 days; confirmation regarding these accounts will be obtained for further consideration during the March meeting.

Under old business, unresolved lighting issues and road maintenance were discussed. No new business was introduced. The board noted recent heavy rainfall, particularly its effect near the entrance gate. Updates confirmed all gates remain fully operational, and no other significant concerns have been identified at this time.

Outstanding payments and contractor communications were addressed, with repairs and installations—including gate lighting—scheduled as resources allow. Additional maintenance may take place during the upcoming months.

During the open forum, members raised questions concerning financial transparency. Westward 360 has now posted financial reports online, accessible through secure logins. The board is currently reviewing public access protocols to promote community-wide transparency. While prior practices had limited access, due to the previous board, for reasons unknown. Current systems may have broader visibility.

The matter of grazing leases was highlighted, with expiration set for March 2027. Renewal discussions are underway, and primary leaseholders have indicated willingness to extend terms for an additional ten years. Property owners are reminded of available options regarding fencing and tax exemptions. Wildlife exemptions require annual renewal and adherence to regulatory guidelines.

Efforts continue to engage all responsible parties for lease management, with further updates forthcoming. The board emphasized the importance of timely document submission and compliance with proper procedures for renewals.

Additional topics included replacement of the overhead mailbox light fixture and ongoing general maintenance.

The meeting concluded with expressions of appreciation for member participation and reminders regarding Presidents Day. The next board meeting is scheduled for March.

**Mike Kitchens motion to adjourn
Berry Huckabee second the motion**

Meeting Adjourned.

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