

Twisted Creek Ranch Property Owners Association
Board Meeting Minutes
Sunday November 16, 2025
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

Welcome and Meeting Start

The meeting began with technical difficulties regarding screen sharing, which were quickly resolved. The President, Jill Ritchie, welcomed property owners and reminded attendees to hold their questions until the open forum at the end of the meeting. The board members were introduced:

- Jill Ritchie – President
- Barry Huckabee – Vice President
- Treasurer – Position Open
- Michael Kitchens – Secretary
- Kathy Wood – Member at Large (absent due to travel)

Agenda Overview

The agenda for the meeting included:

1. Opening of the meeting
2. Financial update
3. Old business
4. New business
5. Board member updates
6. Open forum
7. Meeting closure

Financial Update

As of October 31st, the financial report was as follows:

- Opening balance: \$25,090.07
- Expenditures: \$3,595.80
- Income: \$250.00
- Ending balance: \$21,172.97

Mr. Kitchens will receive the full financial records for documentation.

Old Business

- Broken Lights: Kate, Member at Large, reported all light bulbs have been changed and a contractor will inspect the damaged carriage light this week. A bid will be obtained for replacement.
- Lone Star Land Partners and Road Update: Discussion focused on ongoing issues with land partners and road conditions. Efforts to communicate with representatives have been challenging. Residents were encouraged to take pictures and videos during adverse conditions to document problems for further action.

New Business

- Property Owner Contact Information: Efforts have been made to verify mailing addresses for all 81 properties. Fourteen email addresses remain unverified, and letters will be sent requesting updated contact information. The goal is to maintain a complete email list for emergency communications.
- Reminder about Facebook Page: Property owners were reminded to utilize the community Facebook page for updates and communication.
- December Meeting: Due to the holiday schedule, the December meeting will be skipped, and the next board meeting will be held in January.

Board Member Updates

Kate provided an update on the lights and is coordinating repairs. Michael Kitchens reported no further updates until more information is available regarding communication with land partners and the county. AJ shared his experience trying to contact land partners and county representatives, noting limited cooperation and the need for further documentation and discussion. AJ proposed possible solutions, including installing culverts and trenching, which will be evaluated based on cost and liability concerns.

Discussion ensued regarding formalizing communication with Lone Star Land Partners and the county, including drafting an official letter to document concerns and requests. The board will treat Lone Star Land Partners as landowners in future interactions and consider sending them a bill for their share of expenses, pending review of community covenants (CC&Rs).

Safety concerns were raised about low water crossings and the lack of warning signage. The board acknowledged the need for further discussion and planning for 2026 strategies.

Property Owner Map Update

Efforts continue to match lot numbers and owner names to the community map. The appraisal district's map uses property IDs rather than lot numbers, complicating the process. Individual lot information can be accessed, but a comprehensive map with all owners' names and lot numbers is still being sought.

Scheduling

The next board meeting is scheduled for January, as the December meeting falls just before Christmas. A strategy session will also be planned for the new year.

Open Forum

The open forum addressed concerns regarding the gate repair on Tanaka Trail. No existing repair contract was identified. The member at large has contacted local contractors to inspect both the gate and lighting issues on

Monday. The gate's sensor and electrical system were discussed as possible causes for its malfunction. Board members and property owners shared troubleshooting ideas and agreed on a plan to address the issue.

Additional discussion included coordination with the rancher regarding an injured cow. Mr. Delarosa will provide the rancher's contact information for the general list once located.

Meeting Close

The meeting concluded with expressions of gratitude to board members and property owners for their participation. Attendees were wished a safe and happy Thanksgiving. The board will reconvene in January.

Adjournment

<https://twistedcreekranch.org>