

The Refuge Community Association Inc.
Board Meeting Minutes
November 18th, 2017
Location: The King Arthur Room at the London Bridge Resort

The Board Meeting was called to order at 9:00 A.M. In attendance were Board Members Robin Callaway, Phil Bracamonte, Gary Roundy, and the Community Association Manager Amy Telnes. General Members present were asked to sign their name on an attendance sheet which will be kept on file with these Minutes.

The Board reviewed the October 6th, 2017 Board Meeting Minutes.

Action: Phil Bracamonte made a motion to approve the Minutes as written. Gary Roundy seconded. Vote 3-0.

Phil Bracamonte presented the 2018 Proposed Budget. Phil reported he finalized the Budget after meeting with the Finance Committee Members; Tom Sanders, Jeff Jennings, and Ken Goddard. All participated in the review and recommended changes were made. The 2018 Assessment amount will be \$408.00 per Quarter. This is the first increase in 3 years. It amounts to an additional \$12.00 per month. The increase is due to anticipating a settlement early next year to resolve outstanding legal fees related to the litigation. Phil briefly went over possible settle amounts, but nothing has been agreed to. Once a settlement is agreed upon, an announcement will be made to the Community. Phil went on to explain that the capital expenditure items included in the 2018 Budget includes \$17,000 for upgrading the south and interior grade entry keypads to match the upgraded north entrance. The systems are not compatible. Parts for the old systems have become obsolete. \$31,200 has been allocated for irrigation and planting along Arnold Palmer. The Resale Disclosure Fee was increased to \$195.00 per ARS 33-1806. The Reserve Plan was updated. 2017 removed and the Plan now extends through 2047. The 2018 Budget plans to fund the Reserves \$95,000 with no planned expenditures in 2018. The Budget is based on 340 lots paying in 2018. Phil thanked the Finance Committee Members for volunteering their time and expertise to help finalize the 2018 Budget. A General Member asked how there could be legal fees as he stated a prior Board Member promised that there would not be. The Manager explained that an Agreement to pay legal fees was signed in an open Meeting that coincided with a Resolution of the Board, which was read to the Membership in attendance at that open meeting. Notice of legal fees paid in the years since the Agreement was signed have been disclosed and published in newsletters and included on the financial statements posted on the website each month since the Agreement was signed.

Action: Phil Bracamonte made a motion to approve the 2018 Budget. Gary Roundy seconded. Vote 3-0.

The Board reviewed the 2018 Board Election Time Line and set the following dates:

12/08/2017 – The date the requests for Candidates will be mailed out.

01/08/2018 – The date the Candidates must return their intent to run to be placed on the Ballot

01/12/2018 – The date the Ballots will be mailed to all Owner's address of record.

01/20/2018 – The date of the Candidate Forum Meeting

02/17/2018 - The date of the 2018 Annual Meeting where 2 Board Members will be elected

The Manager provided a Landscaping Committee update since the Committee Members could not attend the Board Meeting. The Committee has worked to organize and prioritize our landscaping needs. The Committee Members include Jeff Jennings, Ron Hill, and Mike Matlock.

Stage 1: Perform a major cleanup to remove dead plants and trees, and trim remaining ones. Re-quote the current weekly landscaping maintenance service, as currently they are only contracted to perform maintenance on Citation Park and North Gate areas.

Stage 2: Repair of irrigation and lighting infrastructure. Obtain quotes to repair (and replace as necessary) the irrigation systems at the North gate (possibly south gate if needed) and along Arnold Palmer. Obtain quotes to replace and repair any non-working (non-repairable) landscaping lighting fixtures.

Stage 3: Beautification. Obtain quotes for additional landscaping plants, trees and rocks.

Current progress includes street lights that are now are being serviced on a regular basis by an electrician. Lights that had burned out bulbs have been replaced. Additionally, cleaning (and removal of accumulated bugs) of the street light fixtures has started. Most of the non-functioning landscape lighting has been repaired and is now functioning.

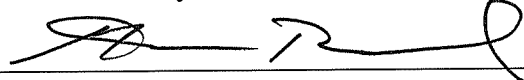
The Manager reminded everyone to keep speeds down in the Community. A particular area of concern is at the intersection of Arnold Palmer and Swilican Bridge Road. There are a lot of walkers out this time of year to watch for.

Tom Sanders reported that he has been working with the Lake Havasu City Sewer Dept. on an odor issue near his home. He reported the City is responsible for the waste water in the Refuge and responsible for the odor. He reported that because the manholes are sealed, and the design of the system, the sewer can vent thorough residences. Preventative maintenance can help, and the City can power wash and deodorize lines. Tom encouraged all Refuge owners to report sewer odors to the City so that the City can identify the severity of the issue in The Refuge to evaluate a preventative maintenance plan for the Community. Tom provided all of those in attendance the contact information for **Randy Mazick, Waster Water Utilities Lead at (928) 855-3999.**

Representatives from the Golf Course were in attendance and the Board invited the reps an opportunity to speak to the Association Members. The Golf Course reps stated it was premature to speak at this Board Meeting as nothing has been finalized.

With no further business, the Board Meeting was adjourned at 10.00 A.M.

Signed this 3rd day of November 2018



By: Gary Roundy, Secretary