

THE REFUGE COMMUNITY ASSOCIATION, INC.

REGULAR SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS

SATURDAY, NOVEMBER 3, 2018

LOCATION: LONDON BRIDGE RESORT, SUNSET ROOM, LAKE HAVASU CITY

1. OPENING CEREMONIES

The Board Meeting was called to order at 9:00 A.M. In attendance were Board Members Tom Graybill (by phone), Bob Ulery, Robin Callaway, Fran Delach, 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.

Quorum was verified with all 5 Board Members present.

The Board Meeting was not videotaped.

2. APPROVAL OF MINUTES

Action: Robin Callaway made a motion to approve of November 18, 2017 Board Meeting Minutes. Gary Roundy seconded. Vote 5-0.

Action: Fran Delach made a motion to approve of February 17, 2018 Board Meeting Minutes. Robin Callaway seconded. Vote 5-0.

General Member Dale Coalmer requested that the Board address the disorganization and overcrowding in the Storage Yard. Dale Coalmer reported that he has reviewed the parking plan layout, found a source for used fire hoses, and is willing to help. The Manager reported that we received a cost for the hose and contractors have been asked to provide bids for labor to install the hose. \$10,000 has been allocated in the proposed 2019 Budget to address the problems in the Storage Yard. Plans to gate the yard and install electronic access the same as what is at the main entrances is planned. The Storage Yard has to be cleared out to fix the problems. The Manager suggested notice go out and proposed a May 1st date. Many in attendance requested it be done sooner than that. The Board directed the Manager to send out notices in December and resolve the issue in January. The Manager stated there are many out of state owners and that may be difficult. General Member Pat Richter has a truck and volunteered to move items for people. The Board stated they would relax the rules while the parking spaces are prepared so people can temporarily park these items in their driveways and the street.

General Member Jeff Jennings requested the water valve cages be painted. The Manager reported that she made a request to EPCOR to take care of that, but EPCOR said Desert Hills Fire Dept. was responsible. EPRCOR told her they would contact the Fire Dept. to take care of it. The Manager will provide Jeff with the contact info for EPCOR and the Fire Dept. to sort out. If neither will take care of the problem, the Board will consider taking care of it.

3. COMMUNITY UP-DATES

The Landscaping Committee Chairman Jeff Jennings reported that irrigation and landscaping improvements were complete this year for the entire North Entrance and the area adjacent to the Golf

Course from the North Gate to Swilcan Bridge Road. Lights will be re-installed in the North Entrance within the next few months. The Arnold Palmer landscaping will continue on down toward the interior gate. Improvements to the South gate entrance is being planned. We need our own water source. Jeff reported that new rock and plants in the South Entrance will cost approx. \$30,000. Improvements to the smaller common areas throughout the Community will cost approx. \$35,000. To replace the irrigation, plants, and rock from the mid gate to South Entrance will cost approx. \$65,000. The landscaping Committee requests the Board consider this information in approving the 2019 Budget.

The Design Review Committee Chairman Robin Callaway reported that there were 11 home plans, 3 pools, 1 casita, 1 patio extension, and 3 exterior home color changes submitted in 2018. Robin reminded everyone that you are allowed to paint your home the same color without approval, but any color changes require committee approval. Robin reported that the RV park is approved by the County outside our gates where the old KOA park was. Phase I is to be 50 RV lots. Conversations with the owners indicate that they intend for RV spaces to be individually owned and the park to be upscale and nice.

4. NEW BUSINESS –

The Board reviewed the Proposed 2019 Budget Plan.

Action: Robin Callaway made a motion to approve the 2019 Budget with the Landscaping Improvement Line Item increased to \$65,000 per the Landscaping Committee's request. Gary Roundy seconded. Vote 5-0.

The Board discussed the Voting Procedures for the two 2019 Board Seats and it was unanimously agreed that the same procedure used in 2018 will be replicated, including Election Form, Rules, Candidates Forum and Timeline. Ballot Counting to be performed by Metro Tax Services. The Candidate Forum Date was set for January 26th, 2019

5. NEXT BOARD MEETINGS:

The 2019 Annual Meeting was set for February 16th, 2019 at 9:00 A.M.

6. MEMBER AND BOARD COMMENTS

Owners were allows to address the Board during this portion of the Meeting.

7. ADJOURN/CLOSE

With no further business, the Board Meeting was adjourned at 11:15 A.M.

Signed this 21st day of September, 2019

By: 
Gary Roundy, Secretary