

THE REFUGE COMMUNITY ASSOCIATION, INC.

ANNUAL MEETING

OF

THE MEMBERSHIP & BOARD ELECTIONS

MEETING MINUTES

SATURDAY, FEBRUARY 17, 2018

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

1. OPENING CEREMONIES

The Annual Meeting was called to order at 9:00 A.M.

Verification of Quorum was completed by Metro Tax Service.

The Annual Meeting was not videotaped.

2. APPROVAL OF 2017 MINUTES

Upon motion made and seconded, the 2017 Annual Meeting Minutes were unanimously approved.

3. ANNOUNCEMENT OF ELECTION RESULTS

Ballot Opening and Counting was performed by Metro Tax Service. Elected to the Board were Fran Delach and Bob Ulery.

4. COMMITTEE REPORTS

A Treasurer's Report was provided by the Community Association Manager. Year end financial statements were distributed to those in attendance.

A Landscaping Committee update was provided by Jeff Jennings. The Landscaping Committee consists of Jeff Jennings, Ron Hill, and Mike Matlock. A 3 stage plan has been developed.

Stage 1 - Initial clean up and monthly landscaping

Stage 2 - Fix infrastructure – irrigation – major issues

Stage 3 - Beautification

Elite Landscaping has been contracted for Stage 1 and they are thinning trees in north entrance. Spraying and pre-emergent services have been contracted.

The north entrance piping is under sized. 3 to 5 zones are needed to be effective.

The Committee is working with the Golf Course to understand the current system.

Plants added in Phase 3 will conserve water and landscaping rock will be utilized.

An owner asked if the road to the storage yard can be landscaped. The committee responded that is a low priority other than keeping it clean.

A Design Review Committee Update was provided by Rob Calloway. The Design Review Committee meets once a month on the first Tuesday of the month. We will meet in between if necessary. Steve Zettel handles review and compliance of the home approvals. Andy Roose will soon offer landscaping reviews. The Committee is responsible for approvals of new homes and exterior improvements. Exterior

remodels, walls, and fence all require pre-approval. We had 15 homes and other applications in 2017.

A Legal update was provided by Tom Graybill. \$46,000 was received from City Center to reimburse legal fees from the lawsuit. City Center made one final motion to reduce that payment to \$14,000. The court denied that. Brian Thienes encouraged the owners to work with the Golf Course to bring the Community back where it was. The Golf Course tried to litigate us to death which ran up a substantial legal bill which we will attempt to negotiate down. Brian prepared a Litigation Summary and distributed to the Board Members. Brian Thienes explained that what was determined by the Mohave County Court, confirmed by the Court of Appeals, and accepted by the Arizona State Supreme Court is that a conservation easement for the golf course is established. The easement on the final plat map shall be for golf and drainage only. The Board is not in a position to negotiate the easement. The Board has a right to protect the easement, but not to change it. Brian stated that if anyone has a problem with paying the legal bills, they need to talk to Jerry Aldridge who is obligated to pay them. All the courts upheld that the corporate and personal responsibility to pay our legal fees is with the Aldridges. Brian Thienes reminded everyone that there is an injunction against further use of the easement for anything other than golf, or golf related facilities, which does not include an RV Park or an Event Tent.

Jeff Jennings distributed a request to the Board Members signed by 13 homeowners of things to review and consider.

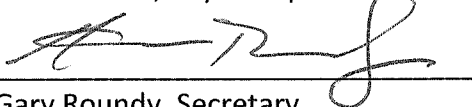
5. NEXT BOARD MEETINGS

The next Board Meeting was set for September 8th, 2018 at 9:00 A.M.

6. ADJOURNMENT

With no further business, the Annual Meeting was adjourned at 10:30 A.M.

Signed this 21st, day of September 2019

By: 
Gary Roundy, Secretary