

THE REFUGE COMMUNITY ASSOCIATION, INC.

DRAFT – SUBJECT TO APPROVAL

ANNUAL MEETING MINUTES

OF

THE MEMBERSHIP & ELECTIONS

SATURDAY, FEBRUARY 16, 2019

MEETING LOCATION: London Bridge Resort, King Arthur Room, Lake Havasu City, AZ

1. OPENING CEREMONIES:

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

Quorum was verified by Absentee Ballots received and those present. An attendance sheet will be kept on file with these Minutes.

The Annual Meeting was not videotaped.

2. APPROVAL OF 2018 ANNUAL MINUTES:

Action: Fran Delach made a motion to approve the Minutes as written. Bob Ulery seconded. Approval was unanimous.

3. ANNOUNCEMENT OF ELECTION RESULTS:

The Board Ballots were opened and counted by Metro Tax Service.

Tom Graybill and Gary Roundy were re-elected to the Board.

Tom Graybill received 155 votes

Gary Roundy received 122 votes

Glen Nudelman received 68 votes

Tom Graybill stated that it is important that Glen Nudelman help bring the HOA Board and the Golf Club Board together. Today's vote sends a message that needs to happen.

4. COMMITTEE REPORTS:

Finance Committee Report:

Fran Delach provided the Treasurers Report. Financial reports were distributed. A \$95,000 contribution was made to the Reserve account.

Landscaping Committee Report:

Jeff Jennings reported that in 2018 the weekly landscaping services contract was revised and many common areas were added. The North Gate was redone with electrical and additional timers. Flowers were added to North Gate. From the North to the Interior Gate rock, plants, and boulders were added. In 2019 the pedestrian gate at the South entrance had a self closing spring added to it. We need to work with the Golf Course to close up other sections. Common areas had an initial top kill and pre-emergent contract

put in place to control the weeds. Water valve cages throughout the Community are rusty and Ron Hill volunteered to lead the effort on getting those painted. Pavement repairs are planned at North gate and #7 to #8 cart path. Electrical transformers are rusty. Jeff is working with Unisource to try to get these painted. Plans to finish the landscaping at the south gate require adding water to separate from Golf Course. The RV Storage Lot has been renovated with assigned spaces.

The road to the storage area has been cleaned up. Weeds and trees were removed. We are a couple of years away from landscaping alongside the road. Car shows will continue. Plans for 2020 will be to build a block wall along the north side of the main north entrance. Jeff asked board to consider another park for use as a small dog park.

Design Review Committee Report:

Robin Callaway reported that he and Committee Members Peggy Delach, Gary Pitchford, Dale Coalmer, and Terri Dumouchel are working well together to review plans that come before the Committee. In the past year we had 21 applications submitted, 12 of which were new homes. Robin reminded everyone that all color changes to existing homes have to be pre-approved by the Committee. Rules, site protection, noise, and parking are issues now. Robin would like to see another builder forum take place. Robin reported that he spoke to the developers of the old KOA park outside our gates. Their schedule has been delayed and there may be funding issues. They are interested in a common wall.

Communication Committee Report:

Bob Ulery is putting together the Quarterly Newsletter. Please email suggestions and items for the newsletter to Bob or the Manager.

CC&R Committee Report:

Fran Delach reported the Committee Members are Fran Delach, Dale Colamer, Diana Solteze, Tom Sanders, and Ben Laparne. The Manager asked that the By-Laws be looked at by the Committee at the same time.

5. DISCUSSION ITEMS:

Tom Graybill reported that we are at a point where roads were seal coated a couple of year ago, and the seal coat has worn well. The Finance and Landscaping Committees agree to do the crack fill sooner rather than later to stop infiltration of water through the asphalt. Troy Wilde with Big Dog Paving – same company used in the past will take care of this. We are not sealing, so interruptions of traffic should be minimal.

Tom Graybill reported that he is working with Reserve Advisors, which is a professional company specializing in reserve studies. Our Reserve Study will be updated.

An owner requested the Board shorten the period of time required to remove weeds from the vacant lots to less than 30 days. No changes were made.

6. NEXT BOARD MEETING:

The Board discussed scheduling the next Board Meeting tentatively for September 14th, 2019.

7. ADJOURNMENT:

Action: With no further business, the Annual Meeting was adjourned at 10:15 A.M.

There was a brief Organization Board Meeting held directly after the Annual Meeting per the By-Laws.

Action: Gary Roundy made a motion to re-appoint all the officers to their current positions with Tom Graybill as President, Bob Ulery as Vice President, Gary Roundy as Secretary, Fran Delach as Treasurer, and Robin Callaway as a Director and Design Review Committee Chairman. Tom Graybill seconded. Vote 5-0.

Action: Gary Roundy made a motion for the ratification and re-appointment of Members to the Design Review Committee to be Robin Callaway; Chairman, Dale Coalmer, Gary Pitchford, Peggy Delach, and Terri Dumouchel; Golf Course Appointment. Robin Callaway seconded. Vote 5-0.

With no further Business the Organizational Board Meeting was adjourned at 10:40 A.M.