

The Refuge Community Association Inc.
Regular Board Meeting Minutes
June 2, 2021 at 4:00 P.M.
Location: Via Zoom

I. CALL MEETING TO ORDER

Fran Delach called the meeting to order at 4:02. F Delach announced the resignation of Roben Callaway and that he would facilitate today's session.

II. ROLL CALL

A. Board Members: Fran Delach, Dianna Soltesz, Gary Roundy

B. Management: Amy Telnes

C. Members/Guests: Jeff Jennings, Ken Goddard, Martha Gorder, John Crombach, Steve Ticknor, Terry Gray, Paula Rippenkroeger, Tom Sanders, Anne Marie Desaulniers, Tom Lindell, Mike Middleton, Dave Seaver, Karen Erwin, Brian Keen, Dale Coalmer, Ashley Gray

III. REVIEW PREVIOUS DRAFT MEETING MINUTES

A. Regular Board Meeting - May 5th, 2021 Vote to Approve Minutes Passed – 3-0

IV. REVIEW FINANCIALS

A. 2020 Year End Oversight

The financial review will take place in early Fall 2021.

B. 2021 Budget Review

Late June/early July, Fran and Gary will prepare the 2022 budget and ask for expenditure requests.

V. COMMITTEE REPORTS

A. Design Review

The committee is averaging 4-5 inquiries per month – construction and development is booming in the community.

B. Security & Violations

- Update on Additional Camera – North Gate
 - Amy is working directly with the supplier to install the additional camera.
- Additional Camera – Storage Lot.
 - The committee looked at the structure of the storage lots – two sides are bordered by residential homes. The camera contractor is going to come and look at the site to determine a location for the additional camera (if possible).
- Intersection of Swilican and Arnold Palmer – several residents have raised concerns regarding excessive speed at that intersection. Several options were discussed:
 - Speed humps. Expensive and could negatively impact those who are trailering boats through the intersection.
 - Three way stop sign. The concern was if people would actually pay attention to the stop sign.

- Recommendation of the committee is to send a note via email and post on the website to follow the speed limit. The Board will need to make a decision on the next steps.
 - F Delach commented that the community should remember speeding could cause harm to our neighbors and we should all be mindful of safety.
 - Ann Marie Desaulniers suggested that installing a speed camera at that intersection could be an option with an email sent to the offender.
- C. Newsletter & Publications
- No significant updates. D Soltesz reminded those on the phone that the website is the one stop shop for any information regarding the Board and committee activities.
- D. Governing Documents
- Final review almost complete by the Board and is under legal review. The last piece is to add some language on holding an estate sale with certain guidelines that would be followed.
 - Design Review Guidelines are being reviewed and should be released to the community in the next 30 – 60 days.
- E. Landscape
- Jeff Jennings provided an update on the landscape committee and the presentation deck will be posted on the website.
 - The committee's name has changed to Common Landscaping and Roads Committee.
 - G Roundy suggested that there needs monitoring of home owners landscaping to ensure guidelines are being followed. This is the responsibility of Amy Telnes and she is issuing violations when required.
 - A proposal was made to re-evaluate the landscape budget after the wall and associated landscaping is completed and then make a decision on the marquis sign.
 - G Roundy suggested to try mineral oil to clean the street signs.
 - F Delach commented that there is a schedule for the crack fill and seal for the community streets. He will reach out to Jeff Jennings to discuss.
 - Concern raised that trailers in the storage lot are visible to some of the residents (taller trailers can be seen over the storage lot walls). Board provided feedback to ask residents to move the higher trailers voluntarily and revisit the other options if moving the trailers does not work.
 - K Erwin commented for the South gate, add that this is the gate where the golfers should enter. J Jennings confirmed this was the intent.
 - K Erwin commented that she repainted the rocks from the 16th to the 17th hole to direct golfers how to navigate to the 17th hole.
- F. Golf Course Advisory
- Last fact find was in November 2020 and was then put on the back burner. Ed Little has taken a larger leadership role at the RGCC and discussions will again commence.
 - Meeting was held with Ken Goddard, Phil Bracamonte and Glen Nudelman on June 2nd. Ken provided a list of the missing financial items from the financial review and G Nudelman will work on providing the missing pieces.
- G. Community Events
- Pamphlets are at A Telnes office and will be included with the the CCR's packs.
 - Plan for an Ice Cream social in the summer and the return of the Car Show in the fall.

OLD BUSINESS

- A. Update on Adding Pigmy Palms to plant list.
- F Delach has not heard back from the National Wildlife Federation regarding the feedback on the plant list.

- Request was made to add the Indian Laurel tree to approved plant list. F Delach commented that this will be forwarded to the National Wildlife Federation and added to the review. J Jennings provided commentary on why it should be included as part of the Refuge plant selection. A Telnes to help identify who the contact is at the National Wildlife Federation and then F Delach will follow up on the request.
- B. Estate Auction Update
- Addressed during the Governing Documents update.
- C. Safety at the intersection of Swilican and Arnold Palmer.
- Addressed during the Security update.

VII. NEW BUSINESS

- A. Request from A Telnes that the current internet provider for the security cameras (this is to allow remote view of cameras from the Guard Station) should be replaced. WireFree is proposed as the new the provider but an antenna would need to be added to an existing wall. The Board agreed to the implementation of the new antenna and WireFree as the new internet supplier for the security cameras.
- B. Storage Lot /Fees
- Initially, the Finance committee proposed to scale the storage lot fees based on the size of the space. Board approved to graduate the fees to one dollar per foot. Vote to Approve Passed – 3-0
 - A Telnes commented that the storage lot spots will be limited to 2 per resident (some have 4 spots currently). G Roundy suggested that it should be one space per resident.
 - It was agreed to decrease the number of spots per resident to 2 and then review later in 2021 to determine if additional reductions are required.
- C. Board Vacancy
- F Delach commented that there was on person who is interested in serving on the Board. Proposal is to send an email to the community to ask if anyone is interested in a Board position with a deadline of end of July. Vote to Approve Passed – 3-0

VIII. BOARD MEMBER INPUT

Motion to move Board meeting to second Wednesday of the month was approved.

IX. HOME OWNER INPUT

X. SCHEDULE NEXT BOARD MEETING

- A. The Next Board Meeting will be held on September 8, 2021 at 4:00 P.M.
 Location: Via Zoom
 (Board Meetings are held the 2nd Wednesday of each month at 4:00 PM.)

Meeting Adjourned at 5:24