

The Refuge Community Association Inc.
Regular Board Meeting Minutes
September 8, 2021 at 4:00 P.M.
Location: Lake Havasu Realtors Association / Zoom

I. CALL MEETING TO ORDER

II. ROLL CALL

- A. Board Members: Fran Delach, Gary Roundy, Dianna Soltesz, John Crombach, Steve Ticknor
- B. Management: Amy Telnes
- C. Members/Guests: Debbie M, Lynne Ticknor, Randy Erwin, Karen Erwin, Peggy DeLach, Tom Sanders, Lorna Sanders, Heidi Olson, Ward Olsen, Bob, Angie Hillm Ron Hill, Ken Goddard, Terri Sonn, Gary Pitchford, Kathi Pitchford, Mike Dunavent, Greg K, Kristy K, Sally Coalmer, Dale Coalmer, Rocky Bitrich, Dennis Dobberpuhl, Rocky Gorder, Tina Nelson, Dick B, Janine B, Stacy Reid, Ron Schrader, Janel Edwards, Michael McSweeney, Bruce Weaver, Martha Gorder, Cher Ruzek, Jeff Zacher, Mike Middleton, Jeanne/Jeff, Vonna Zacher, Rob Callaway, Madden Lepper, Mike Mills, Marc Thompson, Phil Bracamonte, Bonnie, Mike Matlock, Robin Matlock, Phil Bracamonte, Peggy Bracamonte, Judy Selberg; Jeff Swain, Christy Swain, and Zoom Participants

III. REVIEW PREVIOUS DRAFT MEETING MINUTES

- A. Regular Board Meeting - June 2nd, 2021 The Board approved the June 2021 Meeting Minutes 5 – 0.

IV. REVIEW FINANCIALS

- A. 2020 Year End Oversight –The 2020 year-end review process began in September. All documents have been submitted and the review is underway.
- B. 2021 Budget Review – F Delach reviewed the financials as of August 2021. Status of the loan for lawsuit settlement: The monthly payment is \$11,412 per month with a total of \$600,000 left as a balance.

V. COMMITTEE REPORTS

- A. Design Review – No report. 6-8 homes under construction.
- B. Security & Violations – No Report
- C. Newsletter & Publications – No Report
- D. Governing Documents – Updates have been put on hold as if the purchase of the golf course proceeds, the CCR's will need to be re-written.
- E. Landscape
 - J Jennings reviewed a summary presentation and has been posted on the website.
- F. Golf Course Advisory Committee
 - In the near future, the GCAC will be turning over some responsibilities to DRC and Finance committees.
 - FAQ's were sent a week ago and new set will be sent once the next round of town halls are completed.
 - Additional Activities
 - Selberg Associates has been engaged to develop renderings of the future clubhouse.
 - J Jennings has been speaking with a company out of Phoenix regarding golf course reconstruction requirements and associated costs.
 - GCAC is meeting with a local restaurant operator regarding management of the restaurant (Leasing is an option).

- The GCAC have engaged fellow POA members (e.g. Jeff Wikre) (who have built and operated a golf courses) to provide input and feedback to the Capital Plan.
- The plan is not to shut down the entire golf course (if purchased) but to refurbish hole by hole thus allowing revenue generation during refurbishment.
- Ken Goddard is working through the financials. There were some roadblocks as conversations with the RGCC did not start back up until June 2021. Goal is to have the financials ready to share with community the week of September 13th.

G. Community Events

- Ice Cream Social/Car Show – tentative for November

OLD BUSINESS

- A. Update on Adding Pigmy Palms to plant list.
- Request to add Ficus tree to approved plant list.

VII. NEW BUSINESS

- Survey Results
 - 53% responded to the survey (190 out of 360). 96% said yes to question 1 – 4% said no. Greenbelt – 7% said yes – 7% said no. Question 3 – 5% said yes and 5% said no.
- A second survey is scheduled to go out by the end of the week.
- Board and Committee Appointments
 - Written unanimous consent to add two new board members:
 - Steve Ticknor (term until February 2021)
 - John Crombach (term until February 2023)
 - Steve Ticknor will replace Rob Calloway (resigned) as the DRC lead and act as Director
 - Fran Delach – President
 - Gary Roundy – Vice President
 - Dianna Soltesz – Secretary
 - John Crombach - Treasurer
 - DRC Committee Changes
 - Randy Erwin added as a committee member.
 - Rocky Gorder added as a committee member.
 - Christy Kalagian expressed interest but there were only two sports available on the committee.
 - Security and Violations Committee
 - Dale Coalmer was added as a committee member.

VIII. BOARD MEMBER INPUT

IX. HOME OWNER INPUT

X. SCHEDULE NEXT BOARD MEETING

- A. The next Board Meeting is scheduled for October 13, 2021 at 5:00 P.M.
 Location: Via Zoom/Lake Havasu Realtor Association
 (Board Meetings are held the 2nd Wednesday of each month at 5:00 PM.)

Signed this 14th day of October, 2021
 By: Dianna Soltesz
 Dianna Soltesz, Secretary