

The Refuge Community Association Inc.
Regular Board Meeting Agenda
October 14, 2021 at 4:00 P.M.
Location: Lake Havasu Realtors Association / Zoom

I. CALL MEETING TO ORDER – The meeting was called to order at 5:00 pm.

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

III. REVIEW PREVIOUS DRAFT MEETING MINUTES

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| A. Regular Board Meeting - September 8th, 2021 | The Board approved 5 – 0. |
| B. Emergency Board Meeting – September 27 th , 2021 | The Board approved 5 – 0. |

IV. REVIEW FINANCIALS

- A. 2020 Year End Oversight – Full audit began in September but is not complete.
- B. 2021 3rd Quarter – J Crombach provided the financial results for the 3rd quarter.
 - The water costs were quite high due to water being turned on in Citation Park after someone broke the locks. The landscaper will look at the box to confirm that the issue has been addressed.
- C. 2022 Budget Review
 - F Delach reviewed the budget for 2022.
 - The Board approved the 2022 Budget 5-0.
 - The Board approved a 20% increase in the 2022 Quarterly Dues 5-0.

V. COMMITTEE REPORTS

- A. Design Review
 - There are five schematics that are being reviewed at the November DRC meeting. Averaging 2-7 per meeting in 2021.
 - The DRC guidelines are currently under review.
- B. Security & Violations – J Crombach provided an update on security.
 - There were break-ins in the neighborhood and a picture was captured of a car involved with one of the incidents. The picture will be circulated to the homeowners.
 - Currently compiling a document that outlines the responsibilities of the security guards.
- 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.
- Board voted 5-0 for a new water meter.

F. Golf Course Advisory Committee

- The note has been acquired from Horizon Bank and the current owners are in foreclosure.
- The POA has taken over the costs of watering the tee boxes but the costs will need to be paid back to the POA if another buyer purchases the assets.
- Timeline:
 - The foreclosure process has commenced.
 - The Board will look to appoint a receiver as soon as possible (target is November).
 - The trustee sale of the assets will take place in January 2022.
- The Liquor License is in escrow. The license can be sold if an outside entity purchases the RGCC.
- The Golf Carts are currently parked in the Pavillion. The current lease company has indicated that they would work with Refuge POA to renegotiate the lease.
- The pool is being minimally maintained.
- The Pavillion is currently not habitable and would take approximately \$50,000 to repair (air/heating, removal of birds, outside structure renovation, etc.)
- The preliminary designs for the restaurant are in progress.
- The current owners have been filling in the RV pads.
- Water lawyer has been engaged regarding the two wells that are currently located on the golf course and who has ownership.

G. Community Events

- Ice Cream Social/Car Show – tentative for November 13th.

OLD BUSINESS

A. Update on Adding Pigmy Palms to plant list.

- Request to add Ficus tree to approved plant list is going back to the DRC for review.

VII. NEW BUSINESS – None.

VIII. BOARD MEMBER INPUT - None

IX. HOME OWNER INPUT – None.

X. SCHEDULE NEXT BOARD MEETING

A. The next Board Meeting is scheduled for November 11, 2021 at 5:00 P.M.

Location: Via Zoom/Lake Havasu Realtor Association

Signed this 20 day of November, 2021

By: Dianna Soltesz
Dianna Soltesz, Secretary