

The Refuge Community Association Inc.

2022 Annual Meeting Minutes

February 9th, 2022 at 4:00 P.M.

Location: Lake Havasu Real Estate Center and Via Zoom

DRAFT – SUBJECT TO APPROVAL AT THE 2023 ANNUAL MEETING

I. CALL ANNUAL MEETING TO ORDER - 4:05 PM

II. QUORUM VERIFICATION

- A. Last Call for Ballots
- B. Announce Election Results
 - There was not a quorum for the Board election. Per Article 2 of the By-Laws, when quorum is not met, the Board members will vote in the candidates at the organizational board meeting.

III. Guest Speaker

- A. Allo Internet did not show to the meeting
- B. John Quinn – Golf Course Update
 - J Quinn has appreciated the visits from members of the community and encourage people to stop by the club.
 - Jimmy has been hired and is making great progress on the restoration of the golf course.
 - Dining
 - Fine dining will move to where the Onyx room was located. The goal is to be the best steak house in the city.
 - Bar will be an elevated sports bar.
 - Opening should be in 3-4 months. Timing to get supplies is taking longer than anticipated and pushed out the opening date.
 - Golf Course
 - Met with Arnold Palmer. A Sr Designer came out and we are waiting on the quote to restore back to Arnold Palmer. Regardless if they proceed with Arnold Palmer designation, RV park will be removed.
 - Work has started on hole 10 including the greens and sand traps.
 - The grass is not dead – it is dormant and will come back when in season. They plan is to extend the grass to the sidewalks.
 - Also working on opening the putting green and driving range.
 - If the community wants to get rid of shrubs/trees near their homes, work with John/team will do it for them.
 - Pump station was shot and down to 1.5 pumps. Ordered a new pump station that will be ready just in time for the reseeding in August.
 - Replace all the sprinkler heads on the driving range as previous owners removed them all.
 - Better sense of timing on the opening of the golf course at the next meeting.
 - Back nine could open by May but considering waiting until October when it is completely redone.
 - Membership information is still being developed. There will be open houses once the food and beverage side of the house is ready.
 - John would like the next open Board meeting to be at the clubhouse.
 - The bar and pool area will most likely be opened first.
 - Decision on carts will be made tomorrow (2/10) as to whether the current carts will remain or purchase new ones.
 - Fitness center will be improved including classes e.g. yoga.

- Tent will go away eventually but we will need to build the new event center first.
- Mr. Quinn suggested; for the time being people could walk or ride on the cart paths if they desire to see the progress being made.
- New name Iron Wolf Golf and Country Club at the Refuge.

IV. REVIEW PREVIOUS DRAFT ANNUAL MEETING MINUTES

A. February 13th, 2021 Minutes approved 5-0 by the board.

V. REVIEW FINANCIALS

A. Financial Update

- J Crombach reviewed the year end financials.
- Liquor license – The HOA is negotiation with Mr Stone to purchase the liquor license.

VI. COMMITTEE REPORTS

A. Finance

B. Design Review

- 12 homes under construction.
- Many home improvements are underway. If you are doing anything to the exterior of your home, the proper channel is to go through the DRC.
- DRC guidelines – P Delach
 - Board has received updates.
 - Updates generally on building practices, technology updates, etc.
- Encroachments on using GC to access home properties is prohibited.

C. Safety and Security

- Relatively quiet until last Sunday with the gate incident. Sheriff will pursue the hit and run charge.
- Recommend 24/7 guard onsite at least until we decide on next steps. Three weeks is an extra \$5,500 and cost should be part of the reimbursement from the perpetrator.

D. Newsletter & Publications

E. Governing Documents

- Move forward with CC&R's now that we have a resolution to the golf course. A clean version (without edits) and version with the tracked changes will be sent to the community for review. The approval of the revision will required a vote by the community.

F. Landscape

- J Jennings provided an update and the presentation will be posted on the Refuge POA website.
 - Reviewed the projects completed in 2021.
 - 90% done with the landscaping at the Southgate.
 - A gate at the maintenance road is being installed by Mr Stone.

G. Community Events

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. Callaway Lawsuit

- A law suit has been brought against the HOA regarding a variance to the adjoining lot to Callaway despite the variance being approved by the DRC and the Board.

IX. BOARD MEMBER INPUT

X. HOME OWNER INPUT

XI. Adjourn Annual Meeting

There was a brief organization Board Meeting directly after the Annual Meeting per the By-Laws:

Organizational Board Meeting Minutes are Draft Only – Subject to Approval by the Board of Directors at the next Board Meeting

I. CALL MEETING TO ORDER

II. ROLL CALL

A. Board Members: Fran Delach, John Crombach, Steve Ticknor, Dianna Soltesz, Gary Roundy

B. Management: Amy Telnes

C. Members/Guests

III. BOARD ELECTION & ASSIGNING OFFICER POSITIONS

In lieu of quorum of the Membership the Board completed the Election, seating the 2 Candidates with the most votes: Gary Roundy & Steve Ticknor

- Fran Delach – President
- Gary Roundy – Vice President
- Dianna Soltesz - Secretary
- John Crombach - Treasurer
- Steve Ticknor – Director/DRC Chair

IV. REVIEW PREVIOUS DRAFT BOARD MEETING MINUTES

- November 20th, 2021 - Minutes approved 4-0 by the board.

V. ACTION ITEMS FROM THE ANNUAL MEETING

A. Financials

- Financials deferred to the next meeting.
- Tax Returns are completed for 2020 based on the audit.

B. Committee Requests

- Design Guidelines updates were approved 4-0 by the board.
- Purchase signs for the empty lots (provided the lot number was added) with approximate cost of \$3,000 was approved 4-0 by the board.
- Purchase signs for the common areas at a cost of \$350 was approved 4-0 by the board.

VI. SCHEDULE NEXT BOARD MEETING

- A. The Next Board Meeting will be held on May 19th at 4:00 P.M.
Lake Havasu Realtor Center & Via Zoom

VII. ADJOURN BOARD MEETING - Adjourned at 5:27.