

The Refuge Community Association Inc.
Regular Board Meeting Agenda
May 4th, 2023 at 4:00 P.M.
Location: Via Zoom

I. CALL MEETING TO ORDER - Meeting called to order at 4:00 by Gary Roundy.

II. ROLL CALL

- A. Board Members: Gary Roundy, John Crombach, Debbie Maggert
- B. Management: Amy Telnes
- C. Members/Guests:

III. REVIEW PREVIOUS DRAFT MEETING MINUTES

- A. Minutes From February 18 th , 2023 - APPROVED – Gary Roundy, John Crombach, Debbie Maggert

IV. REVIEW FINANCIALS

- A. Review and approve Financial Statements as of March 31, 2023 - APPROVED– Gary Roundy, John Crombach, Debbie Maggert
- B. Finance Committee
 - John Crombach motioned to move 250k to Wells Fargo Bank and 250k to Foothill Bank, both to 5-month cd's at 4.02%, this is due to the bank failures and FDIC insurance limits of 250k max. This will leave 165,821.87 in our Chase Bank account for our daily operations. APPROVED - Gary Roundy, John Crombach and Debbie Maggert
 - Additionally, the company that did our reserve study previously no longer available in the state of Arizona. We have one bid and AmyTelnes will move forward with that bid. APPROVED - Gary Roundy, John Crombach and Debbie Maggert.

V. COMMITTEE REPORTS

- A. Security & Violations –
 - Security Committee – John Crombach and Jeff Swaim presented the information for Allied Universal to take over our Security at the same level of coverage we currently have - 6:00 to 4:00 Monday thru Saturday. The new cost will be 93,343.00 annually. With the savings from the landscape committee of 20,000.00 on the Arnold Palmer project this will offset the additional cost for 2023. With the laws suit note pay off in 2024, we will have 11,000.00 monthly to be able to look at increasing our security in 2024. The motion to move to Allied Universal was made and APPROVED - Gary Roundy, John Crombach, and Debbie Maggert.
- B. Landscape Committee –
 - A big shout out to Jeff Jennings for the awesome job he is doing for our community spearheading the landscape committee.
 - Also want to thank Dick Baerch and Kathy Pitchford for helping plant flowers, fertilize, and clean up trash in the storage yard.
 - Jeff Jennings will request a new contract revision for the installation of Brown Rock, project was approved by board, previously.
 - 20 signs will be installed on vacant lots regarding trespassing.
 - Signs are still out on Tradition, as the striping on the street is still pending.

- 8k for South gate is still pending, Jeff Jennings is working with IWGCC on this project.

OLD BUSINESS

- A. Callaway Lawsuit - Lawsuit is settled in full.
- B. Weeds Notices and fines are out, and Amy Telnes sent out an additional notice letting the owners know that all weeds must be removed not just sprayed. Palm Trees, there are 2 notices out to remove Palm Trees. Residents who receive a violation notice and have a problem are requested to contact the board not call Amy and complain, as she is doing a great job for our POA.

VII. NEW BUSINESS

VIII. BOARD MEMBER INPUT

IX. HOME OWNER INPUT

- A resident ask about the Citation Park grass, this will be on the 2024 agenda when our budget will better allow for this project. A resident asked about a light at the North gate entrance, this will be in the 2024 Plans.

X. SCHEDULE NEXT BOARD MEETING

- A. The Next Board Meeting: October 19th, 2023 at 4:00 p.m.
Location: Via Zoom

XI. Adjournment of Meeting

- Gary Roundy, John Crombach, Debbie Maggert adjourned the meeting.