

The Refuge Community Association
Board Meeting Minutes
September 16th, 2025
2:00 P.M.
Via Zoom

I. CALL MEETING TO ORDER: 2:00 P.M.

II. ROLL CALL:

- A. Board: Peggy Delach, Mark Pickart, Jim Yapp, Debbie Maggert, & Lisa Gosnell
- B. Management: Amy Telnes
- C. Owners: 23 on Zoom

III. REVIEW PREVIOUS BOARD MEETING MINUTES:

A. May 20th, 2025:

Action: Peggy Delach made a motion to approve the Minutes as written. Mark Pickart seconded. Vote 5-0.

B. Ratification of Unanimous Written Consent to Appoint Lisa Gosnell to the Board:

Peggy Delach reported that Board Member and Treasurer Rob Smith resigned from the Board. A request for volunteers to fill the vacancy was made. By unanimous written consent, the Board Members appointed Lisa Gosnell to the Board. Debbie Maggert agreed to assume the Treasurer position.

Action: Peggy Delach made a motion to ratify the Unanimous Written Consent to appoint Lisa Gosnell to the Board in this open meeting and furthermore, appoint Debbie Maggert as the Treasurer. Jim Yapp seconded. Vote 5-0.

IV. FINANCIAL STATEMENTS:

- A. 2025 2nd Quarter: The Association Manager provided a summary of the Financial Statements. There are 3 CD's all renewing soon in November, December, January. The Finance Committee will need to review and make a recommendation to the Board on renewing CD terms and rates. Currently there is \$1,091,450.75 in the Reserve accounts before paying for the recent road maintenance and before making the 2025 Reserve Deposit. Peggy Delach asked Mark Pickart what he would like a 5-10 year reserve analyses completed on in addition to the roads as referenced in the May Meeting Minutes. Mark Pickart would like to know what to plan to fund for in the future in addition to the roads.

V. COMMITTEE REPORTS:

A. Road Committee:

- 2025 Crack Fill & Slurry Project

Jim Yapp reported the Type 2 slurry was completed, but not to the Board's satisfaction. All Cul De Sac will be re-done. Some other streets will be repaired. Street sweeper/vac track will be there today and tomorrow. That will help with the debris spreading onto driveways. Repairs will be made Sept. 22 – 24. They should be done in 1 day, but we're allowing 3 days. Notice was sent out where we asked everyone to stay out of cul de sac and bring trash cans to the street. We'll help getting trash cans to the street Sunland Asphalt will be closing off the cul de sacs with cones/barricades. The Manager will reach out to the owners or contractors to make sure they were made aware their access will be limited to their job sites next week. The Board Members thanked Jim Yapp for all his help in managing the street work and staying on top of the contractor to do what is expected of them. Jim should not have had to oversee this as much as he did, and it is appreciated.

- B. Security Committee: Mark Pickard reported the Security Committee meets on the last Wednesday of each month at Iron Wolf down stairs at 5pm. SB1182, which was recently signed into law allowing contractors to work at 5am in the Summer does not apply to us. Over this past Summer we received resident complaints about contractors coming in outside of construction hours. Most of that was shut down. One beer truck still comes in through the north entrance going to the Golf Course because it simply cannot enter otherwise. We are working with the Golf Course on a solution to that. We can find out who is coming in the gate with the existing software. We have started discussing MyQ Ap training for owners. We want you to be knowledgeable and proficient in managing guests. Proposed budget for Allied Security for 2026 is \$96,600. The Security Committee will talk about cut backs and changes to present to the Board. An owner asked what the Guards are supposed to be doing. A Guidance Document was published and provide to the Guards. It will be posted on the website. There was a discussion regarding what the Guards are not doing to the Board's satisfaction, and we seem to have to train them each time a new guard comes on duty. Peggy Delach suggested bringing back the Guard's Manager for another meeting.
- C. Finance Committee: Next Meeting is Friday 9/19 at 3pm at the Manager's office.
- D. Landscape & Common Areas Committee:
- Projects Pending Review/Approval
The Ticknor residence feeds an area that is common area. It was never maintained. The Ticknor's request the HOA re-rock the common area. Ticknor's will pay for the new plants and water. The Committee's request is for \$1400 in rock for the common area
Action: Peggy Delach made a motion to approve \$1400 in rock with a written agreement put in place that the Ticknor's maintain the common area. Jim Yapp seconded. Vote 5-0.
- E. Governing Documents Committee:
- Amendment Vote
Peggy Delach asked everyone to take a look at the website and look at documents to vote on
Changes are removing declarant and reducing community votes to 50% plus 1
- F. Newsletter Committee: Lisa Gosnell reported it was quiet over the Summer. 1 error on a date published that will be corrected with the e-vite.
- G. Community Events Committee:
Debbie Maggert asked to mark your calendars:
Wed. Nov. 12th = next top tracer event.
Dec. 14th = Golf cart parade & best dressed human.
In the fall the car show will be back.
- H. Design Review Committee: Reminder to submit projects to the DRC. If you are re-freshing gravel with the existing rock & color – no need to submit – that is maintenance.
- Construction Hours: SB1182 applies only to municipalities. We do not have to follow. We want to put proposed construction hour changes on the Agenda for Annual Meeting to see what people will think. Want input.
- I. Any Committee Member Additions/Changes:
Action: Peggy Delach made a motion to remove Rob Smith from the Finance Committee and add Lisa Gosnell and Debbie Maggert the Finance Committee with Debbie Maggert being the Chairperson. Debbie Maggert seconded. Vote 5-0.

VI. **MANAGER REPORT:** The manager reported she has finished the 2nd Qtr financial reports thru 6-30-2025 for Friday's Finance Committee meeting. Interim July & August should be done later today. A 3rd CD has been opened at Chase Bank with \$250,000. Manager's office is still setting owners up in the new gate system and assisting with MyQ set up and issues. There have been a few issues with Contractors trying to get in and work outside of construction hours. The Manager investigated code use, cameras, and spent a couple of days with the guard before 6am to observe the contractor activity. Contractor codes were removed and the guard changed his hours to arrive at

5am to help keep the contractors out of the community until 6am. This effort has seemed resolve and stop the early entry issues. The Manager reported spending a lot of time with new Builders to get their plans and builder applications in order for the DRC to review. Collections have been worked on and several past due accounts were recently resolved.

VII. OLD BUSINESS:

- A. The Manager reported River Septic has agreed to come out and review the clogged drain and newly found manhole in the Tradition Lane cul de sac. We should have a recommendation and bid back soon.

VIII. NEW BUSINESS:

- A. Open Items from the Floor

The Board reported they are currently communicating with the owner and manager of the Iron Wolf Golf & Country Club. The Board has had 2 meetings to share info back and forth. We were looking for a monthly meeting. They have removed all the RV pads. That area will never be returned to a golf course because it will be too much money to restore. The Golf Course has approached the Board with the ideas of (1) putting 10 -15 permanent homes in the area, (2) a top golf facility, and (3) asking what they could build there that would interest the community. The Refuge Board has not received anything formal at this time. We'll keep negotiating and investigating on the legal aspects and the legal costs required on further developments. We will need to find out if there is a path within the injunction / court order for future development of the golf course property.

IX. NEXT BOARD MEETING: October 21st, 2025 at 2:00 P.M.

The Board meets the 3rd Tuesday of each month at 2:00 P.M. – Check Website for Confirmation

X. ADJOURNMENT: 3:30 P.M.