

The Refuge Community Association
Board Meeting Minutes
October 21st, 2025

- 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: 22 Via Zoom
- III. **REVIEW PREVIOUS BOARD MEETING MINUTES:**
A. September 16th, 2025: Reviewed and typing error of Reserves Funds was corrected.
Action: Peggy Delach made a motion to approve the Minutes with the correction. Debbie Maggert seconded.
- IV. **FINANCIAL STATEMENTS:**
A. 2025 3rd Quarter: The Treasurer Debbie Maggert provided a summary of the financial statements. At the end of 3rd quarter there was \$1,861,080.38 in total cash held by the Association. \$925,662.86 in the Reserve Funds. Interest income is under budget due to 2 CD's maturing in November & December. Storage lot fees is under budget as the storage lot fees were approved to go up in 2025 and that is taking place 12/1. Increase is 20%. Larger delinquencies continue to be cleared up. IWGC is starting the joint landscaping project along Arnold Palmer. We paid ½ for the deposit of \$53,577.27. Balance due when completed.
Action: Peggy Delach made a motion to approve the Financial Statements as presented. Debbie Maggert seconded. Vote 5-0.
- V. **COMMITTEE REPORTS:**
A. Road Committee:
2025 Crack Fill & Slurry Project: Jim Yapp would like to call the project done. Cul de Sacs re-slurried 3 times. It is getting thicker & thicker and never hardens in the cul de sacs. Putting more down is not the answer. Jim is reaching out to Sunland for other solutions. They will bring back a sweeper truck to get the pebbles. Main traveled roads seem to be holding up and wearing good. No payment has been made for the slurry. Payment has been made for the crack fill portion. Peggy Delach suggested meeting with Sunland to discuss a discount or a solution for the cul de sacs. Fran Delach reported the Road Committee of volunteer owners chose who we used based on lowest qualified complete bid. Sunland did the work and it was not outsourced. They tried to get local materials out of spec and Jim had them bring it from Vegas.
Action: Mark Pickart made a motion to have the Road Committee review terms & conditions in the Sunland contract and come back to the Board with a recommendation. Peggy Delach seconded. Vote 5-0.
- B. Security Committee:
Mark Pickart reported the Committee meets the last Wed. of each month at 5pm at Mulligans. At the next meeting the Committee will be discussing a request to close the south gate. Mark has reached out to the club and they want the gate open. Posting an access code will be discussed as that would put everyone on video. That will also increase the cycles on the gates for more wear and tear. John Quinn suggest he put a camera on the south gate. Committee will bring recommendations back to the board. An owner expressed concerns with burros coming in.

South gates are open 5am to 10pm every day but Tuesday. There was a request to post surveillance signs.

- C. Finance Committee: Fran Delach reported the Committee met last week and had a very productive meeting on the 5-10 year plan for the Reserve. The Committee will make recommendation to Board when complete. Due to increasing costs for future road maintenance, the Reserve Contribution Fee that is collected at each title transfer was reviewed. It has been \$325 since 2016. The Committee recommends raising it to \$500-\$700 to keep up with inflation. Owner and real estate agent Karla Dunavnt was in attendance and commented that was in line with other Associations and she did not see that as sales deterrent to be planning for future capital reserve expenses.

Action: Mark Pickart made a motion to increase the Reserve Contribution Fee to \$700.00 per title Transfer effective 1/1/2026. Jim Yapp seconded. Vote 5-0.

- D. Landscape & Common Areas Committee:

Projects: Jeff Jennings reported the Arnold Palmer landscaping project started this week. IWGC finished seeding and marked up dead bushes to be removed. Our Landscaping contractor has trimmed trees and fertilized. Mike Matlock is doing a count on stop signs to propose to replace. Estimate 20-30.

- E. Governing Documents Committee: Peggy Delach reported the CC&R Amendment vote will take place in February at the Annual Meeting. The changes are posted on the website. A call bank will be needed to get ballots returned. We will notice the meeting within 50 days of the date of the meeting per our meeting notice restrictions and requirements.
- F. Newsletter Committee: Lisa Gosnell thanked all the Committee Chairs for their updates to add to past Newsletters. Committee is wrapping up year with a December Newsletter. If anyone would like nominate someone in the Community that should be in the spotlight and recognized, let her know.
- G. Community Events Committee: Debbie Maggert reported 2 big events coming up. November 8th is the Car & Toy Show at the Jennings residence. Top Tracer event is November 12th at 3pm.
- H. Design Review Committee: Peggy Delach reported a couple more new homes have been approved and started. Trees are hanging in the roadway and a request was made that the Manager make rounds and send notices to owners that need to trim their trees. Weeds are popping up and the annual friendly reminder email on weeds went out with a list of weed control companies to call.
- I. Any Committee Member Additions/Changes: None
- J. Request Committee Chairs Review Website Pages: The Manager requested that all the Committee Chairs view their website page and provide updates if needed.

- VI. **MANAGER REPORT:** Amy Telnes reported that all the Financial Statements thru 9/30/2025 are finished and published on the website. The Finance Committee has been provided what they need to prepare the 2026 Budget recommendations. The Compliance Deposit fund has been reviewed and some older deposits have been returned. Staff is going through expired plans approved and never built and we'll be notifying owners of their expired plans and returning those deposits if the owners don't want to re-apply. New Builders continue to need help with meetings, phone calls, emails, etc.

to get their plans and Builder Agreement in order. We're providing a lot of education on the front end of each new home build to try to steer everyone in the right direction from the start. Recommended a pre-construction meeting with the DRC Members be required.

VII. **OLD BUSINESS:** None

VIII. **NEW BUSINESS:**

- A. Culvert & Wash Inspections: Peggy Delach reported that culvert and wash maintenance costs came up in the last finance meeting. Amy Telnes reported that we used to have these inspected more often and if not maintained we could have an expensive fix. Peggy suggested assigning this project to one of our Committees. The Board asked Amy to obtain bids for the initial inspection.

Board Member Jim Yapp excused himself and left the Meeting.

- B. Review of Water Agreement with IWGCC – Peggy Delach provided background that 3 years ago the Board agreed to assist the new owner of the golf course, and to put out an olive branch to bring back the course to its prior beauty. \$5000 per month has been paid for the past 3 years. The Agreement ends at the end of this year. Discussion requested on if the Agreement should be renewed. We have IWGC water bills, but we cannot make public. Water bills received to date show as high as \$24,000 and as low as \$16,000 monthly for effluent water. They will water all the landscaping along Arnold Palmer when that project is completed.
Action: Peggy Delach made a motion the Agreement be renewed. Mark Pickard seconded and added the watering and maintenance of the new landscaping along Arnold Palmer must be added in the 3 year Agreement. Debbie Maggert seconded. Vote 4-0.
It was discussed further the existence and terms of this Agreement be a spotlight in the next newsletter with pictures. This will help owners understand why this was approved.
- C. Open Items from the Floor: Debbie Maggert thanked all 18 people remaining on the Zoom call. We had 22 at the start. Mark Pickart welcomed winter visitors on the Zoom and reported the neighborhood is getting a bit busier.

IX. **NEXT BOARD MEETING:** November 18th, 2025 at 2PM
The Board meets the 3rd Tuesday of each month at 2:00 P.M.

X. **ADJOURNMENT:** 3:30 P.M.