

The Refuge Community Association
Board Meeting Minutes
May 20th, 2025
Via Zoom

I. CALL MEETING TO ORDER: 2:05 P.M.

II. ROLL CALL:

- A. Board: Peggy Delach, Mark Pickart, Debbie Maggert, and Jim Yapp
- B. Management: Amy Telnes
- C. Owners: 19 on Zoom

III. REVIEW PREVIOUS BOARD MEETING MINUTES:

- A. November 19th, 2024
Unanimously Approved

IV. FINANCIAL STATEMENTS:

- A. 2025 1st Quarter distributed & reviewed.
- B. CD Accounts & Interest Report 3 CD's: The Manager provided a report on the CD's. \$5068 earned year to date. 2 CD's will mature before year ends. A new CD was opened at Chase Bank with an additional \$250.000.

V. COMMITTEE REPORTS:

Reminder of committee budgets to be turned in by 7-1-2025

- A. **Road Committee:** The Road Committee provided a projects report. Sunland Asphalt is under contract to perform the rubberized crack fill and a slurry coat. Type II slurry seal will last 5-7 years. Roadwork proposed to start 7/1/2025 -7/25/2025. Bid was only good through Dec.2024, but contract was signed and prices will be honored. Type II slurry seal will last 5-7 years. Then we'll look next at replacing the asphalt.
- B. **Security Committee:** The Security Committee provided a report on the gate upgrades & survey results. Gate technology upgrade is complete. Mid gate arms and lighting is complete. Owners are encouraged to set up MyQ and manage visitors from the Ap. We want contractors managed by owners. General contractors building homes will have a 24/7 code and their subs will have a separate code limited to contractor hours. Owners need to manage contractors coming in on occupied homes. Guest access can be granted from the Ap. A survey sent out to gauge if the Owners want to continue with security guards. 270 emails sent. 255 opened the email. 52 Owners responded. Comments received were reviewed by the Committee. There was a 60/40 split on whether to retain or terminate guard services. The Committee is working with Allied on the daily report they provide to us and what to focus on to help us better manage what is going on in the neighborhood.
- C. **Finance Committee:** The Committee reported they met a month ago and are working on a 10 year projection on our needs with particular attention on the roads. Reserve Analysis was super conservative to the high side. Paving costs are dropping. It is projected in 2031 we'll start to grind the streets and install an overlay 2 ½", which should give roads continued life between 16-20 years. We expect to have 1 Million in 2026 in the reserves. By the end of 2030 we expect to have 2.4 Million in reserves. With the Allo work we were able to see the roads are better than we thought. Mark Pickart requested 10 year plan to look at things other than roads.
- D. **Landscape Committee:** The Committee provided a report. The primary project is landscaping the south gate along Arnold Palmer. Working with Iron Wolf to get quotes. Latest quotes within budget and will be sent to the Board. Committee recommended to not do until golf course corrects the sand problems. The Committee is working with John Quinn on this and have an end of the year commitment. The Committee is getting quotes for Latrobe & Deacon intersection area for 2026. A submission for improvements at Citation Park will come in with this years requests. Bids obtained.

- E. **Governing Documents Committee:** The Committee reported the proposed CC&R Revision is posted on the website and recommended Owners go on line and review revisions. Hoping for vote at the next Annual Board Meeting. Main changes are removing declarant and reducing the percentage of vote count to pass a motion for the entire community to 51%. Next we'll be working on other documents to agree and be similar/identical to the CC&R's.
- F. **Newsletter Committee:** The next quarterly newsletter being put together now.
- G. **Community Events Committee:** Top tracer event was a great event and lots of fun. 70 neighbors attended. We will be invited back in October. Sip and Paint is planned for February. Spring Social are being planned for April and October. Golf Cart parade will be planned in December.
- H. **Design Review Committee:** The Committee provided a report. The schedule has been lighter. There has not been as many new home plans to review as usual. We've looked at several landscaping refresh and painting homes. Appreciate submittals. Right now 4-5 homes are under construction.
- I. **Allo Project:** Jim Yapp provided a report on Allo. All the underground has been completed. Testing is occurring now. Project completion is expected in 7 more days. Then it is up to folks to see if they want to sign up for service.
- J. **Any Committee Member Additions/Changes:** The Board requested the following changes to the website:
 - Remove golf course committee.
 - Rename Landscaping & Common Area Committee
 - Add the Road Committee**Upon motion made by Mark Pickart and seconded by Debbie Maggert, the Committee changes will be made. Vote 4-0.**
- K. **Golf Course:** The Board proposed reoccurring meetings with the golf course and target sometime in early June to get together with David Stone and John Quinn.

VI. **MANAGER REPORT:** Primary focus in the Managers office has been the set up of the new gate system. Owners have been provided new codes, the MyQ Ap, and new vehicle stickers. It has been nice to meet so many of the newer owners and see so many owners we have not seen in while. Owners are using the MyQ Ap and the manager's staff has assisted with set up and problems. Hazlewood, the gate contractor has been very quick with answers and supportive with solving issues. We still have approx. 1/3 of owners that still need to pick their free sticker. Gate remotes still work and some have chosen to not use the stickers.

VII. **OLD BUSINESS:** None

NEW BUSINESS:

Adding extra spaces in the storage yard for temporary storage of RV's, boats, and trailers has been discussed. How to assign and control the use of the spaces in a fair and orderly manner has not been determined. Ideas discussed were just first come first use. We'll need to define how long or how often someone can use a space. We'll need to determine if a pass will be required and how to obtain one. It was discussed that the security guards may be able to issue and monitor the short term temporary use of these spaces.

VIII. **OPEN ITEMS FROM THE FLOOR:** None

IX. **NEXT BOARD MEETING:** September 16th, 2025 at 2PM
The Board meets the 3rd Tuesday of each month at 2:00 P.M.
No Board Meetings will be held during the Summer months

X. **ADJOURNMENT:** 3:08 P.M.