

The Refuge Community Association
Board Meeting Minutes
January 20th, 2026

- I. CALL MEETING TO ORDER:** 2:00 P.M.
- II. ROLL CALL:**
A. Board: Peggy Delach, Mark Pickart, Lisa Gosnell, Debbie Maggert, & Jim Yapp
B. Management: Amy Telnes
C. Owners/Guests: Via Zoom
- III. REVIEW PREVIOUS BOARD MEETING MINUTES:**
A. November 18th, 2025
Action: Debbie Maggert made a motion to approve the Minutes as written. Peggy Delach seconded. Vote 5-0.
- IV. FINANCIAL STATEMENTS:**
A. November 2025
Action: Peggy Delach made a motion to approve the Financial Statements as presented. Jim Yapp seconded. Vote 5-0.
- V. COMMITTEE REPORTS:**
A. Road Committee:
 - Update on 2025 Contract/Final Bill: Jim Yapp reported he had a professional assessment of the roadway and we received what we paid for. Still a portion not paid yet. We will request lien releases from Sunland before anymore is paid.
- B. Security Committee:
 - Helius Reporting Software has been removed for an approx. savings of \$3,000 per year.
- C. Finance Committee: None
- D. Landscape & Common Areas Committee: None
- E. Governing Documents Committee:
 - Update on Amendment Vote: 106 votes so far. Volunteers calling and texting encouraging owners to vote.
- F. Newsletter Committee: The next Newsletter will be in April.
- G. Community Events Committee:
 - Paint & Sip: Wednesday, February 11th from 4-6pm
 - Pot Luck at Maggert Mancave March 21st.
- H. Design Review Committee: None
- I. Any Committee Member Additions/Changes: None
- VI. MANAGER REPORT:** Manager reported primarily working daily on supporting the CC&R Amendment vote. Developed the docusign for electronic voting that is making a difference. We developed a spreadsheet for violations with links to the actual violations for Board review. Will do the same for delinquencies and DRC files next. Weed notices are being sent out. New CPA firm obtained and working with the Finance Committee to finalize year end documents.
- VII. OLD BUSINESS:**
A. Culvert & Wash Inspections: We received one not to exceed \$5,000 quote and Peggy will reach out to 2nd engineering firm for the same. It is difficult to bid and the engineers provided only per

hour bids. It was discussed it is important to keep the culverts in good shape and have them looked at by a professional civil engineer to protect our liability.

Action: Peggy made a motion to hire a civil engineer to do the initial inspection of the washes at a cost not to exceed \$5000.00. Jim Yapp seconded. Vote 5-0.

B. Annual Meeting Venue

- Will be at the Nomadic Co-Workspace: 2119 McCulloch Blvd N and via Zoom

VIII. NEW BUSINESS:

A. Open Items from the Floor: None

IX. NEXT BOARD MEETING:

A. Annual Meeting Saturday February 14th, 2026 at 10:00 A,M

B. Regular Board Meeting Thursday March 19th, 2026 at 2:00 P.M.

X. ADJOURNMENT: 3:03 P.M.