

The Refuge Community Association
2026 Annual Meeting Minutes – Second Draft

February 14th, 2026

Location: Nomadic Co-Workspace
2119 McCulloch Blvd N., Lake Havasu City, AZ 86403
and via Zoom

- I. CALL MEETING TO ORDER:** 10:00 A.M.
- A. Introduction of Current Board Members: Peggy Delach, Mark Pickart, Debbie Maggert, Lisa Gosnell, & Jim Yapp
- II. QUORUM VERIFICATION:**
- A. Last Call for Ballots:
- B. Quorum: 272
- C. Announce Board Election Results: Debbie Maggert was re-elected to the Board
- D. Announce CC&R Amendment Results: 252 Yes = 70% - **Amendment Passed**
Peggy Delach explained that what this means for us is that to pass votes in the future will be 51% instead of 67%. This effort started in 2019 with volunteers Tom Sanders, Tina Nelson, Fran Delach, Diana Soltesz, Dale Colemer & Peggy Delach. Thanks to all.
- III. REVIEW PREVIOUS ANNUAL MEETING MINUTES:**
- A. February 15th, 2025:
Action: Debbie Maggert made a motion to approve the Minutes as written. Jim Yapp seconded.
Unanimous Approval
- IV. FINANCIAL STATEMENTS:**
- A. 2025 Year End Report: The Treasurer Debbie Maggert provided financial reports distributed in the owner handouts and posted on the website. We were able to place \$300,000 into the reserve account even while completing street work and upgrading the gate software. Security expenses were reduced. We paid a 50% deposit of \$53,000 for Arnold Palmer landscaping. Planned 2026 projects will be culvert & drain inspections & maintenance and replacing turf in Citation Park.
We changed accounting firms and have a new CPA – Andrew Campbell at NSC who is looking at multiyear decisions that will affect the straight 30% tax previously paid on the CD interest income.
- V. COMMITTEE YEAR END REPORTS:**
- A. Road Committee: Jim Yapp reported the street project came in under budget with negotiations. Consequence of slurry is the little pebbles that need to be swept up.
- B. Security Committee: Mark Pickart reported in 2025 we added video surveillance and smart phone access. Lighting added on mid gates is outstanding. Transition to new gate system was well supported by Hazlewood and our HOA Management. Negotiated a 1 year contract with Allied and there was cost savings. Mark is meeting with Allied on monthly basis. A PC was provided from Allied with email for the guard that allows us to cancel the Helius reporting at a cost savings of \$3,000 a year with a more tailored weekly reports that focus more on our HOA issues and violations. For January there were 1385 guard contacts, 13,000 – 15,000 self use per month at all 3 gates. 81 patrols. Nothing major planned for 2026 other than lighting on north gate. We will look to drive down the gate assistance. Service people should be managed by the home owners Ap.

- C. Finance Committee: Jeff Jennings asked for 5 year plan to be posted on the website.
- D. Landscape Committee: Jeff Jennings reported the Committee started in 2018. Helped support security on the mid gate lighting. Thanks to IRGCC on collaborations on landscaping and additions. Citation Park recommendations will be reviewed at the committee meeting and cost savings have been found that will be provided to the Board. Peggy Delach explained that Citation Park is important to the Community because a lot of people use the park that have dogs. Jeff requested thanks to his committee members Jim Yapp, Jeff Gary Pitchford, & Mike Matlack.
- E. Governing Documents Committee: Successfully achieved the required vote to Amend the CC&R's. Thanks to the Committee Peggy Delach, Tina Nelson, & Tom Sandres as well as all of those that called to encourage voting. Karla Dunavant's help reaching out get neighbors to vote was outstanding.
- F. Newsletter Committee: Lisa Gosnell thanked all committee chairs – could not do it without the updates. Peggy Delach thanked Lisa Gosnell and Bradley Martin for their efforts on this Committee as we have never had a successful continuous newsletter and they are making it happen. Looking for another volunteer – Let us know if you'd like volunteer.
- G. Community Events Committee: Debbie Maggert reported the Sip and paint was lots of fun. Spring social at Maggert Mancave with Tyler Halsey providing entertainment on Friday March 20th at 4:30pm.
- H. Design Review Committee: Peggy Delach reported building is slowing down a bit. We have 5 homes under construction and that's it. 2 almost completed. Approx. 292 homes out of 360 lots. 68 lots still available.

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

- A. Open Items from the Floor:
David Stone thanked the Board Members. Now here for 5 years. Greatest dream is the community and Iron Wolf have come together. No squabbles at this time and we've blended well. Best is yet to come. Tuesday will be a membership drive. Landscaping improvements will continue. He went shopping with Jimmy Hall and his team and bought a ton of new plans that will be added throughout the course as well as on Arnold Palmer and other areas. Sand is a constant battle in the desert. They have a night time security guard driving around.

VIII. ADJOURNMENT: 10:53 A.M.

There was an Organizational Board Meeting held directly after the Annual Meeting per the By-Laws:

- I. **CALL TO ORDER: 10:58**
- II. **ROLL CALL OF THE BOARD:** Peggy DeLach, Mark Pickart, Jim Yapp, Lisa Gosnell, & Debbie Maggert
- III. **ASSIGN OFFICER POSITIONS:**
President: Peggy Delach
Vice President: Mark Pickart
Secretary: Jim Yapp
Treasurer: Lisa Gosnell
Director: Debbie Maggert
- IV. **ACTION ITEMS FROM THE ANNUAL MEETING:** None
- V. **SCHEDULE NEXT BOARD MEETING:** Thursday March 19th, at 2pm
- VI. **ADJOURNMENT:** 11:00 A.M.