

The Refuge Community Association
Board Meeting Minutes
March 19th, 2026
Location: Mulligan's Room at the IWGCC

- I. **CALL MEETING TO ORDER:** 2:00 P.M.
- II. **ROLL CALL:**
A. Board: Peggy Delach, Mark Pickart, Debbie Maggert, Lisa Gosnell, & Jim Yapp
B. Management: Amy Telnes
C. Owners/Guests: Were asked to sign an attendance sheet which will be kept on file with these minutes.
- III. **REVIEW PREVIOUS BOARD MEETING MINUTES:**
A. January 20th, 2026
B. February 14th, 2026 (Annual Meeting for Distribution Only)
Dale Coalmer is to be added to the list of people that serviced on the Documents Committee on Item 2, Section D.
Action: Lisa Gosnell made a motion to approve the January & February Minutes with the correction to Item 2, Section D. Debbie Maggert seconded. Vote 5-0.
- IV. **FINANCIAL STATEMENTS:**
A. January & February 2026 – Reviewed & Distributed
Action: Peggy Delach made a motion to approve the Financial Statements as presented. Debbie Maggert seconded. Vote 5-0.
- V. **COMMITTEE REPORTS:**
A Round Table Discussion was held with Board & Committee Members led by Mark Pickart with a power point presentation. Memo (attached) Committees are to choose a chair person and report back to the Board at the next meeting.
A. Security Committee: Average about 1400 assisted visits per month, which is 10% of all people that come through the gates. 2 patrol rounds are made a day. We contract for 6 days a week. Guards are Chris & Saul. We had a water leak and replaced the floor and repaired the toilet tank equipment.
B. Finance Committee: 10 year plan is complete – 3M to redo all the roads. That is what we are saving for. Peggy Delach provided an overview and summary of the 10 year plan. The 10 year plan (attached) will be posted on the website on the Finance Committee page.
C. Landscape & Common Areas Committee: Jeff Jennings presented a spreadsheet of projects. The Committee negotiated a deal to improve the common area next to the Ticknor's. Association will add gravel and the Ticknor's will add plants and water them.
Action: Peggy Delach made a motion to approve the cost of the gravel. Jim seconded. Vote 5-0.
2026 landscaping budget is \$84,350. Gary Pitchford received 3 additional quotes to replace the Citation Par turf. Turf products were discussed. Cost savings were found.
The Board was in favor of moving forward provided the white backing for a cooler feel and contractor licensing and insurance is looked into and reported back to the Board. The Committee proposed a bid to add LED lighting for north & south gate with exploring an opportunity to add holiday lighting.
Action: Mark Pickart made a motion to approve the LED lighting bid of \$5144. Jim Yapp seconded. Vote 5-0.

The Committee is left with \$48,000 and would like to address sand jointly with the golf course. 4th qtr would be the earliest. Peggy Delach recommended that be placed on hold until the golf course addresses and gets rid of the blowing sand.

Other misc. projects:

Stop sign replacement. Approved.

South gate fence – Needs to be painted. Approved.

Street sweeping - \$1500 per quarter with \$250 dump bin to prevent disposing of the spoils in the Community. Approved.

Insured Handyman available to for small projects & repairs. Approved.

Landscape Maintenance. Work load has been reduced. Committee will re-quote contract.

D. Governing Documents Committee: Attorney has prepared all the paperwork to finalize the updated CC&R's with 252 yes votes from owners. Needs to be signed & recorded.

E. Newsletter Committee: Newsletter will go out next week.

F. Community Events Committee: Tomorrow is spring social across the street in the Brickyard.

G. Design Review Committee: Reviews and building have slowed down. 6 homes under construction right now. 1 new home gathering things and will submit soon.

H. Any Committee Member Additions/Changes:

Action: Lisa Gosnell made a motion to remove Bradley Martin from the newsletter committee at his request and fill the vacancy with Karla Dunavant. Peggy Delach seconded. Vote 5-0.

VI. **MANAGER REPORT:** Not provided due time constraints

VII. **OLD BUSINESS:** None discussed due to time constraints

VIII. **NEW BUSINESS:** None discussed due to time constraints

IX. **NEXT BOARD MEETING:**

A. The website will be updated when next date is decided. An owner asked that meetings be held after 5pm so that that can work can attend.

X. **ADJOURNMENT:** 4:00 P.M.

POA Board and Committee

Talking Points

- **Guiding Principles**
 - Committees are instrumental in assisting the Board manage the community.
 - Professionalism, civility and respect are key to our success.
 - Committee meetings are open to the community.
 - Represent the community and not personal interests.
 - Be fiscally responsible.
 - Committee members make GREAT future Board members.
- **Committee Representation**
 - Made up of community volunteers with experience and/ a passion for the area supported, as approved by the Board.
 - Committee size based on area supported with concurrence from Board.
 - Committee may include a Board member to observe operating process in line with established community documentation, non-voting member.
 - Committee Members will identify a Lead annually.
- **Committee Lead Responsibilities**
 - Knowledgeable of community reserve study and impact on committee.
 - Work with committee members to develop a mission statement, or revisit the existing mission statement annually. Post to website.
 - Keep the community website for the committee current.
 - Establish committee meeting frequency, date, time and location.
 - Date, time and location will be populated on the Community website calendar. Currently Peggy updates the calendar with Amy's assistance
 - Develop and publish meeting agenda to the calendar at least one day before the meeting.
 - Lead committee meetings in a professional manner seeking input from members.
 - No personal agendas, i.e., community first.
 - Generate committee meeting minutes and share with the Board within one week of conducting the meeting.
 - Be in attendance, or delegate, to represent the committee at monthly Board meetings.
 - Provide the community and Board with options when making recommendations.
 - Options will include committee preferred option, cost estimates and schedule.

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- Provide input to community newsletter when requested
- Develop fiscally responsible budget input annually or when requested by the Board of Finance committee.
- Delegate responsibilities to committee members.
- **Committee Members**
 - Provide support to the Board and committee lead.
 - Be regular in attendance at committee and Board meetings or use remote attendance options when out of town.
 - Assistance in developing budget and improvement options

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Refuge HOA
Analysis of Reserve Accounts
1/1/2021 to 12/31/2030

	Opening Balances	Lot Fee Contributions	Contributions Reserve Acct	Interest Income	Rep/Maint Improv.	Open New CD's	Ending Balances
2021							
Cking Acct	526,964.35	26,000.00	135,000.00	103.04	(257,019.59) 1		303,993.30
					(127,054.50) 1		
2022							
Cking Acct	303,993.30	10,400.00	304,600.00	75.44	(81,305.18) 2		664,818.06
					127,054.50 1		
2023							
Cking Acct	664,818.06	6,175.00	162,800.00	85.08	(91,904.71) 3	(500,000.00)	241,973.43
Foothill CD				6,606.85		250,000.00	256,606.85
NB of AZ CD						250,000.00	250,000.00
	<u>664,818.06</u>						<u>748,580.28</u>
2024							
Cking Acct	241,973.43	8,150.00	300,000.00	43.76			550,167.19
Foothill CD	256,606.85			11,564.04			268,170.89
NB of AZ CD	250,000.00			8,810.75			258,810.75
	<u>748,580.28</u>						<u>1,077,148.83</u>
2025							
Cking Acct	550,167.19	6,175.00	300,000.00	61.10	(169,750.00) 4	(500,000.00)	186,653.29
Foothill CD	268,170.89			10,258.53			278,429.42
NB of AZ CD	258,810.75			14,818.64			273,629.38
Chase CD				3,296.99		250,000.00	253,296.99
Goldwater CD						250,000.00	250,000.00
	<u>1,077,148.83</u>						<u>1,242,009.08</u>
2026							
Cking Acct	186,653.29	14,000.00	300,000.00	60.00		(250,000.00)	250,713.29
Foothill CD	278,429.42			9,048.96			287,478.38
NB of AZ CD	273,629.38			9,440.21			283,069.59
Chase CD	253,296.99			9,878.58			263,175.57
Goldwater CD	250,000.00			8,750.00			258,750.00
2026 CD				4,375.00		250,000.00	254,375.00
	<u>1,242,009.08</u>						<u>1,597,561.83</u>
2027							
Cking Acct	250,713.29	7,000.00	300,000.00	80.00		(250,000.00)	307,793.29
Foothill CD	287,478.38			9,343.05			296,821.43
NB of AZ CD	283,069.59			9,765.90			292,835.49
Chase CD	263,175.57			7,895.27			271,070.84
Goldwater CD	258,750.00			9,056.25			267,806.25
2026 CD	254,375.00			8,903.13			263,278.13
2027CD				4,375.00		250,000.00	254,375.00
	<u>1,597,561.83</u>						<u>1,953,980.42</u>
2028							
Cking Acct	307,793.29	7,000.00	300,000.00	100.00		(250,000.00)	364,893.29
Foothill CD	296,821.42			9,646.70			306,468.12
NB of AZ CD	292,835.49			10,102.82			302,938.31
Chase CD	271,070.84			8,132.13			279,202.97
Goldwater CD	267,806.25			9,373.22			277,179.47
2026 CD	263,278.13			9,741.29			273,019.42
2027CD	254,375.00			8,903.13			263,278.13
2028CD				4,375.00		250,000.00	254,375.00
	<u>1,953,980.42</u>						<u>2,321,354.70</u>

Refuge HOA
Analysis of Reserve Accounts
1/1/2021 to 12/31/2030

	<u>Opening Balances</u>	<u>Lot Fee Contributions</u>	<u>Contributions Reserve Acct</u>	<u>Interest Income</u>	<u>Rep/Maint Improv.</u>	<u>Open New CD's</u>	<u>Ending Balances</u>
2021							
2029							
Cking Acct	364,893.29	3,500.00	300,000.00	120.00		(250,000.00)	418,513.29
Foothill CD	306,468.11			9,960.21			316,428.32
NB of AZ CD	302,938.31			10,451.37			313,389.68
Chase CD	279,202.97			8,376.09			287,579.06
Goldwater CD	277,179.47			9,701.28			286,880.75
2026 CD	273,019.42			9,555.68			282,575.10
2027CD	263,278.13			9,214.73			272,492.86
2028CD	254,375.00			8,903.13			263,278.13
2029CD				4,375.00		250,000.00	254,375.00
	<u>2,321,354.70</u>						<u>2,695,512.20</u>
2030							
Cking Acct	418,513.29	3,500.00	300,000.00	140.00		(500,000.00)	222,153.29
Foothill CD	316,428.33			10,283.92			326,712.25
NB of AZ CD	313,389.68			10,811.94			324,201.62
Chase CD	287,579.06			8,627.37			296,206.43
Goldwater CD	286,880.75			10,614.59			297,495.34
2026 CD	282,575.10			10,455.28			293,030.38
2027CD	272,492.86			9,537.25			282,030.11
2028CD	263,278.13			9,214.73			272,492.86
2029CD	254,375.00			8,903.13			263,278.13
3030CD				8,750.00		500,000.00	508,750.00
	<u>2,695,512.20</u>						<u>3,086,350.41</u>

2021	Road Seal	127,054.50
1	N. Entr Land	32,175.00
	N. Entr Wall	76,582.43
	S. Entr Land	12,807.66
	Gutters/Drains	8,400.00
		<u>257,019.59</u>

1 Road Seal 127,054.50

Transferred to
General acct in
error.. See 2022

2022	Road Seal	1,500.00
2	S. Gate Replac	7,500.00
	N. Entr Monum	14,170.52
	S. Entr Land	40,415.94
	Gutters/Drains	17,718.72
		<u>81,305.18</u>

1 Reimbursement From Gen Acct 127,054.50

2023	Arnold Palmer	70,000.00
3	S. Gate	9,145.18
	Enter Lighting	12,759.53
		<u>91,904.71</u>

2024 Type II Slurry 169,750.00
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