

The Refuge
Board Meeting Minutes
January 20, 2021
Called to order 7:03 PM
Adjourned 8:08 PM

Attendees:

Sam Mikitarian
Missy Cordero
Bob McClellan
London Gatch
Diane Bush
Mike Randolph
Romero Read
Panapa Willis

Discussion Items:

- A) Minutes from the December 2020 meeting were reviewed and approved.
- B) Preservation Lane
- Bob reported that the drip line is installed and functioning properly
 - Diane is looking into a new way for these residents to pay their fees by credit card
 - Diane reported \$150 unspent from last year's budget of \$2000. Sam will update this year's budget to \$2150 and update the thumb drive.
- C) General Maintenance
- Dock update: we are free to do any digging necessary. Sam asked for a quote from Charlie Bennett. Once the quote is received he will match against our budget and begin renovations.
 - Fireplace Repair update: Ro said there's not much to report yet, but we don't have to pay for an inspection. We need to discuss how to manage the gas. Ro will continue to run point on this. Once things get switched over administratively, we can get rolling with this. Diane said we need additional info to make this administrative switch.
 - The board reviewed the decrease in water bill and will continue to monitor it.
 - Ro updated the board that our stop signs have all been replaced.
- D) Update on Residents
- Kimble Strickland Properties: The Sale of his house went through. The new resident is Bonnie Car-Mager moving here from Florida. The board

inquired about the HOA dues being included in closing costs or not. Also, the sale of his empty lot fell through and is back up for sale.

- Sam requested we assemble a welcome packet for new residents. Missy, London, and Panapa to gather materials for this. Eventually needs to be digitized and move away from scanned copies so changes can be made.
- Board member exit checklist would be helpful.
- Missy reported that dogs have been kept on leashes much better lately.

E) Budget

- Diane informed the board that taxes have been paid.
- Diane gave the board a financial update:
 - \$19k buffer in the account
 - \$3k in preservation lane
 - \$28k in reserves
- Sam would like to see 100% of the annual budget in reserves, and the board plans to add \$5k per year until it reaches 100%
- Sam had the board vote to move \$5k from the \$19k buffer into the reserves and the board agreed.
- The board voted to move forward with the well pump repair. Bob will have Lake Doctors come out for a new estimate. Missy will assist Bob with this project.
- HOA dues will increase to \$725 beginning 2022

F) Annual Meeting

- The annual HOA meeting will be held on February 16, 2021 at 7pm at the Wescott Park Enclosed Shelter
- Sam and Panapa will do a dry run for the livestream
- Sam has a list of topics to present
- Missy and London will sign people in
- Diane and Ro will bring the drinks and snacks

G) Website

- Sam will make a calendar for 6 months out and present to the board for approval / changes. Missy can provide the trash schedule.

H) Fireworks

- Let's try having community fireworks for both July 4th and New Year's eve holidays this year and see how it goes!