

The Refuge Annual HOA Meeting Minutes

Wescott Ballpark

19 February 2025

Called to order 6:05 PM; Adjourned 6:57 PM

Board Attendees:

Kirk Kilgore, President

Kris Busch, Vice-President

Ray Newman, Treasurer

Stacy Domingo, ARB

Marcia Lytton, Secretary

Board Absent:

Mike Randolph, ARB

Guests:

12 Residents

Action Items:

1. Kirk will look into a digital ARB form.

Meeting Minutes

The January meeting minutes were reviewed and unanimously approved via email prior to the meeting.

Opening Remarks

Kirk Kilgore welcomed the guests and introduced the Board. He noted the agenda, proposed budget, and year-in-review handouts that were available for guests. He proceeded to thank the officers for their contributions to Board efforts in 2024. He also acknowledged residents who had offered their homes and organized efforts for social gatherings, as well as those who had done additional work around the neighborhood outside the clean-up events.

Kirk mentioned the information available on the website and Facebook page. He proceeded by asking for volunteers to serve on the Board as two members are rotating off. He explained how Board positions are determined and how the Board works together as a group to effectively complete Board functions and actions.

Committee reports

1. Treasurer – Ray Newman
 - a. Ray reviewed the proposed budget. He reported there are excess funds due to projects that were not completed, i.e., a fall clean-up, dock door, and pavilion fireplace repair.
 - b. The fireplace repair will be done in 2025 and was briefly discussed. Residents were advised that it will be run from a timer to avoid being left on after use.
 - c. He pointed out a new item this year is the MS 365 subscription for the Board to operate more efficiently and for smoother turnover to new members.
 - d. Ray stated that Rodney McLeod has offered to help beautify the gardens around the pavilion. There is \$5k in the budget for landscaping. It will be determined at a later date whether Rodney will work with a landscaper to oversee the project or if it will be part of the spring clean-up.
 - e. Kirk asked for a vote on the proposed budget. It was unanimously approved by the residents present.

2. Preservation Lane – Ray Newman

- a. Ray reported there were 2 road maintenance repairs completed in 2024 – both without gravel which was unavailable. He stated the road is currently in good condition.
- b. Gravel will be applied this spring. There is an excess in the budget due to last year's missed gravel.
- c. In response to a resident's question, he responded that the road is not paved for drainage reasons.

3. ARB – Stacy Domingo

- a. Stacy summarized requests and approvals received in 2024. The majority of requests are for house painting, tree removal, and step replacement.
- b. She asked residents to be cognizant of their yards, i.e., bush trimming, gutter cleaning, mowing, and weeding. Violation letters will go out after spring to allow residents time to clean up from winter and new growth.
- c. She also reported that residents who do not pick up after their pets are being reported. There are houses with cameras catching offenders who are then receiving violation letters or spoken to.
- d. Stacy stated there were around 6 violations in 2024. She tries to meet in person to discuss violations which usually bring the desired results, so a letter is not necessary.
- e. A March newsletter is planned for distribution to all residents.
- f. Middleton Place will conduct their annual walkthrough on Monday, Feb 24. Kirk explained the conservation easement. Examples of past issues are fences extending into the easement, trash or dumped yard debris, or cleared easements on lots that do not allow for a 25' viewing corridor. Residents may be present when their area is being inspected. Kirk will ask if Middleton can mark the easement edges.

Year In Review

Kirk pointed out several items from the handout that had been completed during 2024. Kris added that the new approach to dock repair is to replace whole sections working from both ends versus piecemeal.

A resident mentioned boards that need to be replaced in the uncovered section of the pavilion. This will be considered for future clean-up events.

Kirk outlined the benefit of having an online document platform. He will look into a digital ARB request form.

In regard to a question regarding a color palette guide for house painting, Stacy pointed out that the covenant calls for earthtones and that is what the ARB evaluates when requests are received.

A resident remarked that having a local Councilman present at a meeting was very beneficial. All agreed it would be nice to do this more often.

Next meeting

19 March 2025, 6:00pm, Location TBD

All residents are welcome to attend

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Marcia Lytton, Secretary .