

Dawson Ranch Homeowners Association Board of Directors

Date	Time	Location	Leader & Agenda	Recorder & Minutes
4/04/2024 Thursday	5:00 PM	Virtually (video and phone)	Peggy	Liz
Participants				
<input checked="" type="checkbox"/> Andrew Rath – Web/IT <input type="checkbox"/> Kathy Worthington – Secretary		<input type="checkbox"/> Bill Moore - AA <input type="checkbox"/> Peggy Rath – Chair	<input type="checkbox"/> Lloyd Barfoot - Mbrship <input type="checkbox"/> X Liz Kirby - Events	<input type="checkbox"/> X Sara Dolph – AA <input checked="" type="checkbox"/> Bill Crockett – Treasurer
X Will Barclay - AA		<input type="checkbox"/> XRoxanne Bradshaw - Vice-Chair	X Toni Davidson	
Guest(s): Toni Davidson– potential AA'r				
	Activity / Topic (Responsible)	Comment / Action / Decision / Follow Up		Time
A	Adoption of Agenda - Approval of March Minutes – All			5:00 – 5:05
B	Treasurer’s Report – Bill > P&L > Balance Sheet > Membership > Fiscal year adjustment; last quarter of 2024	We have less money than last year; be careful on spending. \$2300 is now left. Trail work costs for gravel upcoming? HOA Credit card fees are a noticeable expense; we may ask people to cover credit card fees for HOA dues. But: no taxes paid this year; lower printing costs! Members up to 207. A few joined after the storm.		5:05 – 5:20
C	Old Business: > BHE Maintenance of Light Fixtures - Peggy > National Night Out – Tuesday August 6 2024 - Liz > Annual Meeting – Thursday November 14, 2024 – Peggy > Database Project – Andy/Will	Peggy will contact Black Hills now that the storm is over. Board members, please attend NNO if you can. Database dream is to have people sign up for membership without Bill having send out notices.		5:20 – 5:35
D	New Business: > Snowstorm in Dawson – Peggy > Entrance Clean up -Peggy > Board Operating Procedures Doc - Peggy	Power outage was hard on some– 30 hrs in some spots; some people were on oxygen. Entrance clean-up will hopefully be simple and in May. Board procedures: A living document we can adjust as we go on. No need to formally vote on it.		5:35 – 5:45
E	Compliance Review & Updates - > Motion to vote Toni Davidson as an AA/Bd Member	We clarified that the City/Leo knows Board Chair is point of contact for Dawson HOA. We voted Toni onto the Board and AA group! She is a 20-yr resident of Dawson.		5:45 – 5:55
F	Open discussion (All)	AA report: 8 resolved compliance issues. 8 new ones, mostly on brush and weeds and likely to be resolved via compliance letter. Two “repeat offenders.” Next steps: A stronger letter warning of legal action and their paying legal fees. Good conversation around issues coming to AA members. AA likes to hear Board members’ views.		5:55
G	Adjourn			5:50
Next Meeting:				

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Date	Time	Location	Leader & Agenda	Minutes
Thursday, May 2, 2024	5:00 PM	Virtual	Peggy	Kathy