

DAWSON RANCH HOMEOWNERS ASSOCIATION MINUTES

Annual Meeting for Board of Directors and all Members

September 14, 2023 (fiscal year 2022-2023 and October 1 thru September 30 2023-2024)

Location: ZOOM Meeting

Agenda:

Welcome: Peggy Rath - Chair

Dawson Ranch Homeowner 2022-2023 Board Composition:

Started the fiscal year with Mike G, Nina B, Kathy W, Jim M, Bill M, Sara D, Misty G, Monika B,

The HOA Committee Chairs as of August 2023:

High Level Review of Financials: Select Board Members

Covenant Compliance: AA Group with assistance of Betty & Dexter Sedlor as the AA Coordinators

Website & IT: Andy Rath

Trail Maintenance: Mike Gromowski

Welcoming: Ron & Betty Pottof

Activities: Tricia Hill

Elections: Billie Kramer/Marv Spencer

Tree & Limb Pickup: Jim Moore

Entrance Signage: Eve Nagode

Membership Summary:

2022-2023, *227 members / 517 landowners*

Speakers: Canon City School Superintendent – Adam Hartman—**Presented the structural needs of 4 schools. 3 elementary schools were built in the 1950's and part of the high school building is sinking.**

St. Thomas More Hospital Operations Manager—**Rick Kamerzell— He explained the breakup of Centura will not affect quality of care at the hospital and the hospital is one of the top performing facilities in the network. Explained trauma level 4 with more serious patients transported to Colorado Springs or Denver**

Board Accomplishments for 2022-2023:

Administrative streamlining:

- Cost Cutting
- Utilizing technology to go somewhat paperless
- Monthly E-news
- Member benefits adjustments
- New website
- First HOA Debit Card in use
- New HOA Atty
- Set spending limit, without board approval, at \$250

Tree and limb pick-up: Roxanne Bradshaw and Dave Reinke and Jim Moore

- Roxanne Bradshaw and Dave Reinke managed the Tree and Limb pick-up for 2023 – Thank You!
- 106 HOA Members signed-up for the Fire Mitigation activity
- Occurred in February; schedule somewhat re-arranged due to weather conditions
- Cost the HOA \$7188.75

Dawson Ranch Trail System: Mike Gromowski— Tezak set up no contingency for maintenance when subdivision formed. Mike took over the supervision of the trails in 2017 and continues to do a great job of surveying and organizing maintenance. Currently, Storm Trail needs complete reconstruction and is unsafe to use. Other trails need minor work. Budget allocation of \$3,000 given for use this year. Approximately \$6,000 is needed for Storm Trail. City has agreed to provide \$1,000. The question of a potential park was brought up. The idea will be presented to the City.

Covenant Compliance & Concerns: Architectural Approval Team— Good progress has been made in eliminating dead trees mostly caused by beetles. There are 43 issues open and 123 closed this year. Currently have 3 AA's and would like 5 to lessen the amount of work on everyone. Don't want to wear out our volunteers!!!

Looking Ahead: Peggy

- Trails – they need some work and will require some investment
- HOA Member benefit with Twin Enviro Garbage Service - **All current customers who are members will automatically be on this program effective with your October 2023 billing cycle.** There is no need to call unless you have a change to your service.
 - For weekly pickup - \$18.50 a month
 - For bi-weekly pickup - \$14.50 a month
 - Anyone who is age 62+, military, a first responder, or who works for the DOC will get an additional \$1/off of garbage service
 - They provide monthly or quarterly billing options
 - Recycle pickup is \$16.98/month
- Updating the bylaws.
- Creating new database for our membership and perhaps moving to a lower cost accounting web system.
- Have one to three activities throughout the year that create opportunities for relationship building. **108 neighbors attended the National Night Out**
- Increase financial reserves.

Election of Approving Authority (Marv Spencer): Sara Dolph, Bill Moore, Wes Kilgore. (Monika Brackett to stay on as a substitute for when an AA member needs to be out for a while due to work/health). **All approved**

Election of Regular HOA Board 2023-2024 (Marv Spencer): Peggy Rath, Chair; Kathy Worthington, Secretary; Bill Crockett, Treasurer; Lloyd Barfoot, Membership; Liz Kirby, Activities; Andy Rath, Website/IT/Database—**All Approved**

Adoption of Dues: \$125--Approved

Adoption of Budget: Approved