

DAWSON RANCH HOMEOWNERS ASSOCIATION AGENDA

Annual Meeting for Board of Directors and all Members

November 14, 2024 (fiscal year October 1 2023 – December 31 2024)

Location: ZOOM Meeting

Agenda:

Welcome: Peggy Rath - Chair

Dawson Ranch Homeowner 2023-2024 Board Composition:

Throughout the fiscal year board members have included: Bill Crockett, Andrew Rath, Kathy Worthington, Doug Blackhurst, Lloyd Barfoot, Liz Kirby, Sara Dolph, Bill Moore, Toni Davidson, Will Barclay, Roxanne Bradshaw, Paul Tanner, Toni Davidson, Ken Davidson, Peggy Rath

The HOA Board Members and Key Volunteers as of November 2024:

Chair: Peggy Rath

Vice- Chair: Roxanne Bradshaw

Secretary: Kathy Worthington

Treasurer: Paul Tanner

Membership: Ken Davidson

Covenant Compliance: Toni Davidson, Sara Dolph and Bill Moore with assistance of administrative helpers, Betty & Dexter Sedlor

Website & IT: Andy Rath

Trail Maintenance: Brian Slattery

Welcoming: Ron & Betty Pottof

Events: Liz Kirby

Tree & Limb Pickup: Ron Potorff

Entrance Signage: Eve Nagode

Membership Summary:

2023-2024: 213 *members*

Board Accomplishments for 2023-2024:**Administrative streamlining:**

- Drainage area clean up from the March snowstorm
- Rebuild of Storm Trail
- Updated bylaws
- Continue to Cost Cut
- A plan, from the city, to work on fire mitigation in drainage areas
- Added \$14k to the HOA reserves
- Monthly E-news

Treasurer:

- High level overview of key financial reports from the previous fiscal year
- High level overview of 2025 budget

Tree and limb pick-up: Ron Potorff and Charles Wilson

- Ron Potorff & Charles Wilson managed the Tree and Limb pick-up for 2024 – Thank You!
- 106 HOA Members signed-up for the Fire Mitigation activity
- Occurred in February
- Cost the HOA \$8167.84
- Dates for 2025: Feb 18- 21, 2025

Dawson Ranch Trail System: Mike Gromowski

- See recap
- Introduce Brian Slattery – new person overseeing trails
- 2025 Plans

Covenant Compliance & Concerns: Architectural Approval Team

- See recap
- Desperately need more people on this team; looking for an administrative helper for correspondence needs and up to two additional people to be part of the AA group.

Events: Liz Kirby

- See recap
- 2025 Plans

Looking Ahead: Peggy

- Increase volunteer participation.
- Increase membership.
- Increase financial reserves.
- Find someone to take over website.
- Continue to have a positive working relationship with the city on all things Dawson.
- Create 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.
- Firewise Community – Paul Tanner
- Speeding in Dawson Ranch – Kathy Worthington
- Other

Election of Regular HOA Board 2025: Peggy Rath, Chair; Roxanne Bradshaw, Vice-Chair; Kathy Worthington, Secretary; Paul Tanner, Treasurer; Ken Davidson, Membership; Liz Kirby, Activities; Andy Rath, Website/IT/Database; Brian Slattery – Trails; Sara Dolph – AA; Bill Moore – AA; Toni Davidson - AA

Adoption of Dues: \$125

Adoption of Budget: \$27,375 INCOME AND \$25,400 EXPENSE = \$1975 NET GAIN