

DAWSON RANCH HOA ANNUAL MEETING MINUTES 11/13/2025
Fiscal Year January 1-December 31, 2025
Zoom Meeting 6:30-7:30 P.M.

Current Membership: 200 members. Attendance this evening: ~30
HOA Board Members this year have previously included: Andrew Rath, Peggy Rath, Sara Dolph, Bill Moore, Ken Davidson, Al Hill.

Liz introduced the current board members and volunteers.

Current Board Members and Volunteers:

Chair: Liz Kirby

Vice Chair: Roxanne Bradshaw

Secretary: Kathy Worthington

Treasurer: Brian Slattery

Covenant Compliance/Architectural Approval Team: Toni Davidson, Tim Smith, Chrisy Smith.

Paul Tanner: Firewise

George Welsh: Board Member

AA Administrative Helpers Betty & Dexter Sedlor

Covenant Compliance/Architectural Approval Team: Need 3 members + administrative help for correspondence needs.

Website and IT: Ron Kirby

Trail Maintenance: We are currently looking for a Trail Coordinator.

Welcoming: Ron and Betty Pottorff

Tree/Limb Pickup 2026: David Reinke + Paul Tanner

Entrance Signage: Valerie Heidenreich

Brian introduced and went over the budget and the state of the trails which are now in excellent shape after the 11/8/25 work day. There was a helpful discussion about why we carry reserve funds and how those funds will be used when needed.

Chrissy reminded everyone of the newly launched Dawson facebook page. Search Dawson Ranch Residents on Facebook to sign on. She also shared some of the work of the Approving Authority.

Paul shared the ongoing efforts to establish Dawson as a Firewise Community, a vital issue for this development.

Liz shared the Board Accomplishments for 2025:

Tree/Limb Pickup 2/18-21/25: Ron Pottorff, Peggy Rath. 97 residents participated. HOA cost \$9,000 to FireShield.

Firewise Plan by Paul Tanner is in process to be set into motion.

Treasurer/Brian Slattery: High level overview of 2026 budget.

Trail System/Brian Slattery

Ongoing, we are attending to the following needs in various ways:

- **Increase: Membership interaction. Volunteer participation. Financial reserves.**
- **Maintain a positive working relationship between Dawson Ranch and the city.**
- **Speeding in Dawson Ranch.**

The proposed slate of board members for fiscal year 2026 was unanimously voted in.

Election of HOA Board 2026:

- Chair Liz Kirby
- Vice Chair Roxanne Bradshaw
- Secretary Kathy Worthington
- Treasurer Brian Slattery
- Approving Authority Toni Davidson, Tim Smith, Chrissy Smith. (pending new team members)
- Firewise Paul Tanner
- Board Member George Welsh

The proposed budget for 2026 was unanimously voted in.

A Few Notes

The agenda, the proposed budget, and the slate of board officers were all unanimously voted in by the members.

One resident voiced warm appreciation for extending winter trailer parking from Oct. 1 to Nov. 1.

Near the end of the meeting we discussed a few topics, including culvert maintenance. Culverts bordering a residence are the resident's responsibility to maintain.

Correction: It was stated at one point for a resident to contact the City regarding a culvert maintenance issue. But in fact, residents need to contact the HOA via email dawsonhoa@gmail.com regarding issues that might need City intervention. An HOA board member who regularly works with the City takes the need to appropriate City staff.