

Dawson Ranch Homeowners Association Board of Directors

| Date | Time | Location | Leader & Agenda | Recorder & Minutes |
|--|---|---|-----------------|---|
| 10/9/2025 Thursday) | 5:00 PM | Virtual | Liz, Roxanne | Kathy |
| Participants | | | | |
| <input type="checkbox"/> Tim Smith - AA X <input type="checkbox"/> Chrissy Smith - AA X | | <input type="checkbox"/> Toni Davidson - AA X <input type="checkbox"/> Kathy Worthington – Secretary X | | <input type="checkbox"/> Brian Slattery - Treasurer X <input type="checkbox"/> Guest - |
| <input type="checkbox"/> George Welsh– Board X <input type="checkbox"/> Paul Tanner – Fire Mitigation | | <input type="checkbox"/> Al Hill - AA X | | <input type="checkbox"/> Roxanne Bradshaw - Co-Chair X <input type="checkbox"/> Liz Kirby - Co-Chair X |
| Guest(s): | | | | |
| | Activity / Topic (Responsible) | Comment / Action / Decision / Follow Up | | Time |
| | | | | |
| A | Adoption of Agenda - Approval of September Minutes – | –Adopted –Approved as written | | 5:00 – 5:05 |
| B | Treasurer’s Report – Brian <input type="checkbox"/> P&L <input type="checkbox"/> Balance Sheet <input type="checkbox"/> | –Expenses–\$325 for POBox and \$698 for insurance -2.5 new members (1 prorated fee) –Will verify change of banks on 1 CD– –\$12,325 left in this year's budget. Will leave in operating budger | | 5:05 – 5:15 |
| C | Old Business: <input type="checkbox"/> Review Covenants, Bylaws before the meeting. <input type="checkbox"/> Annual Meeting - Zoom Nov 13, 2025 6:30-7:30. Topic ideas? – Someone to field the chat during the Annual Meeting <input type="checkbox"/> | –Chairs will review covenants before annual mtg. –Toni will manage zoom chat during mtg. =Zoom link, postcard and web signup out Nov. 1 | | 5:15 – 5:30 |
| D | New Business: <input type="checkbox"/> Agenda for Nov. Annual Mtg reports – Liz, Roxanne <input type="checkbox"/> 2026 Budget Discussion: <input type="checkbox"/> Neighborhood facebook page - Anything to report? <input type="checkbox"/> Tree Limb Pickup: Casey Christensen 2/20-28/26. \$7,200. David B, Paul T. <input type="checkbox"/> Revise Welcome Letter for new residents: 1) Welcoming. 2) Invite to join HOA. L&R. | – –Ready to launch. Private for subdivision residents –Research a handyman to maintain entryway that’s cheaper than the City. – | | 5:30 – 5:45 |
| E | Compliance Review & Updates - AA Team > Sending out Attorney letters for covenant violations is a Board decision.. Cost about \$80 each. Add this fact to AA letters. | –Further discussion on whether to revise 3rd AA letter to include minimum attorney fee if non compliant. | | 5:45 – 5:55 |
| F | Open discussion (All) | –Will contact city stormwater about drainage blockages | | 5:55 |
| G | Adjourn | _Approx. 5:50pm | | 6:00 |
| Next Meeting: | | | | |
| Date | Time | Location | Leader & Agenda | Minutes |

Dawson Ranch Homeowners Association Board of Directors

Thursday, October 9, 2025

5:00 PM

Virtual

Liz-Roxanne

Kathy