

Dawson Ranch Homeowners Association Board of Directors

		Time	Location	Leader & Agenda	Recorder & Minutes
1/8/26		5:00 PM	Virtual	Liz	Roxanne
Participants					
Kathy Worthington - Secretary		x Liz Kirby - Co-Chair		x Brian Slattery - Treasurer	
x Mark Carder - AA		xRoxanne Bradshaw - Vice Chair		<input type="checkbox"/>	
x Bill Heidenreich - AA		<input type="checkbox"/>		<input type="checkbox"/>	
Kathy Worthington and George Welsh - Excused Absence					
	Activity / Topic (Responsible)	Comment / Action / Decision / Follow Up			Time
A	Adoption of Agenda - Approval of November Minutes –	– Approved motion Bill /2nd Mark – Approved motion Roxanne/ 2nd Paul			5:00 – 5:05
B	Treasurer’s Report – Brian <input type="checkbox"/> P&L <input type="checkbox"/> Balance Sheet	– Current Total Assets \$32,296 not including CD’s – HostGator Website new contract - savings of \$291. Takes effect immediately – Liability Insurance Paid			5:05 – 5:15
C	Old Business: <input type="checkbox"/> 35 Cougar Loop: 12/16/25 meeting. <input type="checkbox"/> Discussion: Next step, attorney Ryan Farr send certified letter to Mr Rogers asking for a copy of the “omitting” document. <input type="checkbox"/> Two recent Dawson Residents Facebook posts. Should we review covenants now? <input type="checkbox"/> Paul: Firewise update. What can we do to help?	– Send Certified Letter via HOA Attorney w/ instructions and timelines for response - (this is 3rd written comm) – No further comments on Facebook posts. – Review of covenants might mean interpretation i.e. new and more efficient products that meet the intent of covenants without rewriting covenants. Liz shared a review of the Pet Code – It was met with general agreement as an acceptable approach for future questions regarding pets. – FireWise Assessment is complete/with approval from CSFS - next step is Fremont County Fire District Liz will place the Assessment and 3 year Action Plan In the Google Drive for Board to review and vote on before next meeting.			5:15 – 5:30
D	New Business: <input type="checkbox"/> Brian: Recovery phone issue. <input type="checkbox"/> Membership drive has begun. How many do we have so far? Create a letter for “Invitation Invoice” and send to all residents via Mailchimp? <input type="checkbox"/> Tree Limb Pickup: Casey Christensen 2/20-28/26. \$7,200. David B, Paul T. How many so far? – Roxanne: Membership recruitment proposal. (add Weed Control incentive?)	– Brian will report on recovery phone issue in Feb. – Paul has cover letter work w/ membership for a All resident mailing of FireWise and member recruitment with potential new offering of weed control – 24 members have signed up for L & T chipping. – Rox, reported on member proposal which includes gift certificates for any current members who bring in new. Bill H. volunteered to research weed control issue			5:30 – 5:45
E	Compliance Review & Updates - AA Team (Toni resigned 12/31/26). >	– A few letters out. Fairly quiet time of year. Liz and Roxanne will discuss potential AA with Mark and Bill before further action.			5:45 – 5:55
F	Open discussion.	–			5:55

Dawson Ranch Homeowners Association Board of Directors

G	Adjourn	-		6:00
Next Meeting:				
Date	Time	Location	Leader & Agenda	Minutes
Thursday, Feb. 5, 2026	5:00 PM	Virtual	Elizabeth	Kathy