

Dawson Ranch Homeowners Association Board of Directors

	Time	Location	Leader & Agenda	Recorder & Minutes
2/5/26	5:00 PM	Virtual	Liz	Kathy
<b>Participants</b>				
Bill Heidenreich - AA Mark Carder - AA	Liz Kirby - Chair Roxanne Bradshaw - Vice Chair	Brian Slattery - Treasurer Kathy Worthington - Secretary	George Welsh Paul Tanner - Fire Mitigation	
<i>Kathy Worthington excused absence</i>				
	Activity / Topic (Responsible)	Comment / Action / Decision / Follow Up		Time
A	Adoption of Agenda - Approval of January Minutes –	–Agenda was adopted – Minutes of January mtg. were approved		5:00 – 5:05
B	Treasurer’s Report – Brian <input type="checkbox"/> P&L <input type="checkbox"/> Balance Sheet <input type="checkbox"/> How many new members so far? 😊	As of Feb 4th Operating income after expenses is \$15,500.69 – Treasurers Report was accepted		5:05 – 5:15
C	Old Business: <input type="checkbox"/> 35 Cougar Loop: Attorney letter was sent on 2/2/26. See 2/5/26 folder. <input type="checkbox"/> Paul: Firewise update. Discuss the best way to send out the Volunteer Hourly Worksheet. Paul, Liz, Roxanne set a time to discuss mailing to all residents, and other next steps for Firewise. <input type="checkbox"/> Approving Authority documents/Mike G’s input: Set a meeting time with AA, Roxanne, and Liz? <input type="checkbox"/> Valuable meeting with Jack and RaeAnne Forbes!	– Certified letter sent. Attorney spoke with owner. The letter contains deadlines and instructions. Status has not changed. All will remain in process. – Liz, Roxanne and Paul will report on FireWise discussion at March meeting. – Liz asked all to review the AA documents that Mike Gromosky had reviewed with edits - Mtg w/AA and Officers will be scheduled. – Jack Forbes will be invited to join the March meeting as a guest. Potential for AA team.		5:15 – 5:30
D	New Business: <input type="checkbox"/> How many new members so far <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: How many signups so far?	– Membership as of Feb.4 is 146 – Needed: A thank-you to all 2026 HOA members. Follow up with those who have not yet joined. Develop a plan to invite all potential members in future. – 55 people have signed up for the Tree and Limb. Expect more in the next 2 weeks.		5:30 – 5:45
E	Compliance Review & Updates - AA Team >	– Mark and Bill reviewed current issues.		5:45 – 5:55
F	Open discussion.	–		5:55
G	Adjourn	– Adjourned promptly at 6:PM		6:00
<b>Next Meeting:</b>				
Date	Time	Location	Leader &Agenda	Minutes
Thursday, March 5, 2026	5:00 PM	Virtual	Elizabeth	Substituting Roxanne