



Special Meeting Minutes  
June 18, 2025 at 6:30 p.m.

Meeting was called to order by Jennifer Rhamy at 6:33 p.m.

Officers Present:

President: Jennifer Rhamy, Vice President: Kenneth Dorman, Secretary: Brenda Furnace,  
Not present: Member-at-Large: Darren Caldwell

Open agenda with upcoming dues increase.  
Homeowners present including officers 21.

Note cards handed out to homeowners for questions, comments or issues they would like to have addressed at the meeting.

President's update:

We did a couple of things as a follow-up to your comments and that is why it is important to get that feedback. We broke down everything that has gone into the roads paid by the patio homes, including the original \$40,000.00 starter that was paid by Pauls construction as required by the City and create a separate road reserve account so it is clear who has paid what.

The next thing we did because of the feed back you gave us was to look at our reserve account. The last time it was done was when was when Pauls handed over the company to Darren and Conquest which was 9 years ago. The policy actually says it should be done every three years, which we will likely change.

It was \$3,000.00 to perform the reserve study and the long and short of it is that we are 135% funded. They recommended a really high dues increase so that we would maintain high funding levels and we really thought that we didn't need to do that. What it did show us is what we had thought, the patio homes have now fully funded the road reserve for any future repairs. If the patio homes were to continue to pay extra, they would be funding the general reserve account for the rest of the neighborhood and that wouldn't be right. Our treasurer Phil put pencil to paper and made a recommendation as to what the increase should be for the half acre homes in order to make sure we are fully funded for everything else we need to do. Just to give you an example, an expense that will hit this year's budget was \$3,000.00 to completely redo the solar lights at the entrance of the subdivision. The system originally put in never worked correctly so we got 3 different bids on it. They had to start from scratch and completely rebuild it. We also just had to fill in the part of the sidewalk that belongs to the HOA, spending \$3,900.00 to fill in those cracks. That is why we need to have a healthy reserve. We have a healthy operating margin and our operating account is in good shape so will likely not need to dip into reserves this year, but we want to be prepared.

In order to even out the dues for all owners we decided to change the quarterly assessments to \$120.00 per quarter for everyone and that would be \$480.00 a year. We suspect insurance may go up, HOA Services may increase their fees to us and we don't anticipate have any more revenue coming our way from newly plated homes for awhile.

The board has approved the increase and I will get a letter out to everyone to explain the changes. I wanted to be here to talk to you all first to explain and see if you have any questions. The increase will be voted on at the Annual meeting in November. It is a simple majority vote so we will need more no's than yes's for it to fail.

Other questions: We were always under the impression that on the patio homes, that their maintenance and water will be paid, and that is why they would have higher dues. Is that still in fact true? A: That is indeed not true. Darren is paying for the water and plants and not the HOA. There is an irrigation box by one of the homes that is a rental and that is owned by Darren and it will never be controlled or owned by the HOA. It does say in the covenants, that when the declarancy ends, the owners of the patio homes can vote to have the HOA to take on the the maintenance (but never the water) and we will charge you all costs. My guess is that you all will choose to do your own weeds but you will have that option.

Q: It would be different from the water though? A: Yes, the water is Darren. That is between you guys and Darren.

No further questions asked by owners present regarding dues increases and one owner present commented, everything was well explained. Jennifer thanked them for their input.

Two additional questions were submitted in writing.

Q: Understand the need for erosion control for the soil erosion & stability but could the Trail Ridge Drainage swale be tidied up removing dead vegetation?

A: Great question. We do that every spring and fall. We kind of dilly dallied this spring because it didn't seem like there was that much but then we had those wind storms. We did call WD Yards and asked for them to come and do a Spring clean up this fall and we didn't hear back from them. I am sure they were really busy and in the middle irrigation start up and everything else. So, we did not do a spring cleanup this year but we will of course do the fall cleanup. Because of the erosion control, we can't pull up the rabbit brush and the living native plants but what I tell WD Yards is to pull up all the dead plants, the Russian thistle and the rabbit brush that looks like it is almost dead.

Q: Verbally by another owner: There is a rabbitbush that is hanging over a sidewalk and it looks really ugly and he would happy to go cut it back off the sidewalk. He was afraid to do it without asking her permission but it is really not their property. The wash is HOA property and he is ok to go and trim it back. Board members present were ok with trimming the bush off the sidewalk. Jennifer also said if it gets to be too much we can call WD Yards to come take care of the overgrowth on the sidewalks.

Q: Can't we just yank out the ones that look like they may keep growing over the sidewalk?

A: In the past, we have pulled up some that look like they would damage the sidewalk. Pulling up the rabbit brush is not an easy thing to do but we can certainly discuss the issue.

Jennifer did mention that there is a bunch of trash in the wash on Trail Ridge and she doesn't know where or who's garbage it may have come from. She can't ask Darren to do it because it is not construction trash. Jennifer stated she does not feel comfortable climbing in there and getting it out and asked if anyone had any suggestions of how we get the trash out of there. One suggestion is, If all property owner can pitch in and help get the trash out, maybe a. golf box retriever would help remove the trash items, instead of entering from the road side and entering from the yard side that would be safer. Jennifer also stated that maybe send out a reminder for homeowners to be aware that the next time the winds are blowing to make sure

you have your trash cans under control and if something spreads to make sure to help pick it up. (Action Item)

Jennifer asked if there are any more questions from the group.

Q: Now that they have finished the bike path from Lunch Loop all the way, is there any chance, that Trail Ridge sidewalk, you know it comes up and then its gravel and you really can't ride your road bike through that without falling over?

A: Jennifer stated that the City is going to eventually build a sidewalk along there.

Jennifer did ask if anyone had noticed that the road had been repaired and the end of Boulder Road and the part that extended to the sidewalk. Jennifer said to say a huge thank you to Scott Beilfuss from the City Council. He came the next day after being contacted and said that all the streets in the subdivision needed repairing but he didn't know if he could swing that. He did get the caved-in section fixed, though, which we had been trying to do for a year.

Jennifer mentioned UTE Water wanted to build a pump station at the end of Boulder Road up towards South Camp but when they saw the caved in road and the erosion of the groundwater where they wanted to potentially build, they determined that the site was not a good fit for the needs of the pump station.

Jennifer also explained to owners present about elections. The only position up for election for this November is Jennifer's. Her term will be up and is eligible for reelection. She stated that if there is anyone interested in applying for the position to please step up. Last year, Brenda and Ken wonderfully stepped up and extended their terms. Brenda particularly would like to roll off and find someone else to fill the last two years of her term. She has a notebook ready and will be continuing the quarterly newsletter. These will be a board-appointed positions so if anyone is interested and feels it would be a good fit for you, please speak to Brenda about the secretary position and the board can appoint you. Brenda will be willing to train.

Bernie G. Pointed out that it is important to know that does not mean that someone running for the board will be elected for the President or other positions. It is the board themselves once somebody is elected to the board that will elect the officers at the first meeting after elections. Jennifer stated that while that is true, there are specific positions that we have to have in order to operate. There has been some confusion in the past. We do know that there has to be a President and a Secretary and they can not be the same person. We have not always had a Vice president in the past, we now have Ken as Vice President, and have to have a Treasurer. We currently have a member-at-large position which is held by Darren. Ken also stepped up last year because he is a good guy. He is VP right now. He would not be displeased if someone stepped up to be Vice President and learn the President position from Jennifer. This would also need to be a board-appointed position. So, it may not be obvious that we only have one elected position coming up in November but we do have one definite elected opening/ 2 definite appointed openings. We have never had anyone from the patio homes volunteer to be on the board other than Darren and we are always encouraging folks. It is good to have persons from all areas of the board. However, be aware that you will need to hold an office and be expected to work if you come onto the board.

Q: Regarding the dirt dumped at the end of Boulder Road.

A: Jennifer explained that Darren is building a custom home in Redlands 360. He brought the unusable dirt over here to be used for low lying spots. He does have some one that will come smooth the mounds out to be more aesthetic. The soil will not be built on it and will be used to fill low lying spots.

Q: I know you have had someone going to the rental homes and giving a set of rules for the HOA to the renters because the homeowners were not sharing them with the renters. When you see most violations it is around those rental homes because the rules weren't shared with the renters. My question is whether the welcome wagon is still dropping in and sharing the covenants with them.

A: Bernie G. responded saying yes. She is waiting on someone to let her know they are ready for a visit and packet. Other methods of welcome packet delivery briefly discussed. Welcome packets will be provided for renters as well as new owners.

Other violations were discussed such as on street parking and reporting to the proper authorities. Violations will be sent the owners of the property whether it is the owners or the owner's renters committing the violation.

Vandalism of flyers posted on mailboxes announcing Open Meeting were mentioned. Flyers were taken down and replaced. Red markers were used by the perpetrator to deface the first flyers targeting Jennifer, our President and objecting to the dues increase.

Brenda wrote a pre-meeting message intended to be read at the beginning of the meeting regarding neighborhood and sense of community and responsibilities for all owners to be respectful. It was suggested that the message be emailed out to everyone. "We are not here for controversy or argument or any negativity. We are here as a community networking together to see that we are all on the same page with expectations, obligations, and responsibilities of all of us in unity as a community. Emphasis was made that we are a working board.

Jennifer did address the question written on the flyers: 'Why does Jennifer have 3 dogs? The covenants say you can have 3 animals with only 2 dogs and none should be more than 70 pounds. We decided a long time ago that we would not be going around the neighborhood weighing dogs. (That's one of the covenants that we think should be changed.). I did go to the board and say, 'I have an elderly dog. She's in her twilight years and I would love to get a transition puppy while I still have the older dogs to train her and I am still young enough to train a puppy. The board granted a waiver to get another dog.' If someone else is in a similar position then it is certainly something that can be discussed. We did stay within the boundaries of the covenants.

Jennifer thanked everyone for coming out on such a hot evening to the meeting.

The owners present agreed that the board did their due diligence in assessing the situation and in making the decision for the dues changes based of factual information.

Brenda handed out questionnaires to 3 new Owners in the subdivision to be presented in the next quarterly newsletter as well as asking for anything the owners would like to hear about. Please get me your information by June 25th so I can get your information included in the Newsletter. Newsletter topic to be included, possible neighborhood directory.

Meeting concluded and adjourned at 7:22 p.m.