

**The Refuge
Board Meeting Minutes
8657 Refuge Point Cir
16 January 2025**

Called to order 6:00 PM

Adjourned 6:45 PM

Board Attendees:

Kirk Kilgore, President
Kris Busch, Vice-President
Ray Newman, Treasurer
Stacy Domingo, ARB
Marcia Lytton, Secretary

Board Absent:

Mike Randolph, ARB

Action Items:

1. Ray will send out a draft 2025 budget for review.
2. Marcia will reserve the hall at Wescott, procure snacks, update the Facebook posting and draft an email blast regarding the meeting and open position.
3. Kris will investigate dock lock options.

Meeting Minutes

The November meeting minutes were unanimously approved via email prior to the meeting. There was no meeting in December.

Committee reports

1. Treasurer – Ray Newman
 - a. Ray provided a year-end financial summary. He reported there are excess funds due to projects that were not completed, i.e., a fall clean-up, dock door, and pavilion fireplace repair.
 - b. He will be submitting the taxes in January.
 - c. One resident is paying dues in installments and is now \$200 behind in 2024 payments.
 - d. Ray will send out a draft 2025 budget for review.
 - e. The discretionary budget was discussed. Also, whether the fireplace should remain gas or switch to electric. No decision was made.

2. Preservation Lane – Ray Newman

- a. Ray reported there were 2 maintenance repairs completed – one with rocks and one without. The road looks good and rocks are not needed in 2025 so there will be a funds residue.

Correction - 2 regular maintenance repairs completed - both without gravel allowing for a 2024 budget residual. Gravel maintenance will be done in 2025.

3. ARB – Stacy Domingo

- a. Stacy summarized recent requests and approvals.
- b. Her son cleaned the pavilion fireplace reporting all the front coverings were disposed of due to breakage.
- c. A letter outlining HOA Board actions and fines issued to the Trans was given to the McClellans. Stacy confirmed that there has been no response from the Trans to the certified mail letters for

the fines. Due to Bob McClellan's recent encounter and reporting to Animal Control, the Trans are being fined by the city and were told to remove the dogs. The McClellans will give the letter provided by the Board to Animal Control. The question was asked if the Board was liable in any way and decided to wait and see how it plays out with McClellan, Animal Control, and the city.

New Business

1. There was brief discussion on the upcoming annual meeting in Feb.
 - a. Marcia will reserve the hall at Wescott, procure snacks, update the Facebook posting and draft an email blast regarding the meeting and open position. Ray stated he would remain on the Board for another term. Marcia will be rolling off.
 - b. Kirk provided a draft agenda and year-in-review. Kris provided additions to the year-in-review.
2. The dock lock was discussed. Kris recommended a combination lock to replace the electronic one that keeps failing or requires battery changes. He will investigate options.

Next meeting

19 February 2025, 6:00pm

Wescott Ballpark Hall

A handwritten signature in black ink that reads "M Lytton". The signature is written in a cursive, flowing style. The "M" is large and stylized, and the "Lytton" is written in a similar cursive hand.

Marcia Lytton
Secretary