

Navajo Ranch HOA Meeting
February 18, 2017
2:00PM - NWWD Building

Call to Order - The meeting was called to order at 2:00PM by William (Bill) Boeck, President. Mr. Boeck introduced the other Board members, William Irwin, Vice President, Dave Rogers, Treasurer, Deborah Clements, Director, Richard Clements, Director, Marsha Boeck, Acting Secretary.

Others present were Charles Van Epps, Darrell T. Fulkerson, Randy Wilson, Cheryl Rogers, Tommi Lard, Jim Lard, Rick Crespin, Sharon Crespin, Linda Kopp, Clyde Burrows, Judy Burrows, John F. Schwarz, Bill Oerllll, Carol Belt, Frank Pierce, Pam Pierce, Patty Burgess, Kelly Burgess, Patsy Salmon. Others known to be present but did not sign in were: Sara Englemohr, Gary Englemohr and Karla Chittim. County Commissioner Gerald Cisneros was in attendance representing his wife, who is a property owner.

The meeting was opened with a prayer for our community.

Background: Bill Boeck explained that two of our board members had resigned recently, Sara Englemohr and Laura Rosencrans. As a result the remaining board members have attempted to regroup for the overall benefit of the community and keep the HOA functioning until such time as new elections can be held. The main purpose of this meeting is to conform with the by-laws of the HOA and announce that we will hold nominations for new officers at the next HOA meeting. Bill asked everyone to give careful consideration to their own willingness to serve the community and step forward in a leadership role with the HOA. Nominations will be held at the next general meeting in accordance with our covenants, and elections will be held at the April meeting following the nomination meeting in March.

Special Presentations:

- A get-well card was signed by all of those in attendance for our former Board President, Mr. Bill Belt. Mr. Belt also served and president of Navajo Western Water District for several years. Mr. Belt is recovering at home. Carol Belt accepted the card on his behalf.
- A certificate of appreciation was presented to Sara Englemohr for her past service as HOA president. It was noted that she was instrumental in getting the entrance to Navajo Ranch cleaned up and a new fence & posts installed at the entrance. For the first time in many, many years we can be proud of the entrance to our community.
- A certificate of appreciation was presented to Gary Englemohr for his volunteer work in keeping the grass cut around the mail shelter area, the kiosk area and the front entrance. His efforts are truly appreciated and helps to make our community look neat and clean.

Treasurer's Report: Dave Rogers reported that a newsletter and membership renewal forms had been sent to all known property owners. He gave thanks to his wife Cheryl for helping out with the project and also thanks to Bill & Marsha Boeck for helping to stuff envelopes. Membership forms and membership dues are beginning to come in. Dave gave a detailed report of donations, expenses and current balances in the HOA Bank accounts. Copies of these reports were distributed to those in attendance. Dave also commented that our HOA is unique

in that our dues are voluntary. People join the HOA because they care about their community. Dave answered questions about the report and the liability insurance expense. A motion was made by Patsy Salmon to accept the Treasurer's report, seconded by Patty Burgess. All were in favor. The report was approved.

Architectural Committee Report: Bill Boeck is the chairman of this committee and he reported that the greenhouse structure on So. Buffalo Dr. has not been approved by the Architectural Committee and that a letter has been sent saying that the structure must be dismantled and removed. Randy Wilson joined the discussion by saying that the Water District is looking at the possibility of approving small attached greenhouses to the main houses. Randy also stated that the Water District had created new rules and regulations to fine or disconnect when users violate Water District rules. The demand for water is increasing. Randy concluded by saying "We, (the Water District) are looking at the issues of water and greenhouses. We will present recommendations to members for input."

Other comments from members in attendance:

- We will run out of water if demand keeps increasing.
- The rest of us should not have to worry about not having water.
- Put in a rain barrel.
- The HOA board is charged with governing the community.
- What about odor problems related to marijuana growing?
- Are realtors aware of our covenants? Answer - they should be, letters related to the covenants and water regulations have been sent to all Realtors.
- The greenhouse on So Buffalo Dr. does not meet architectural requirements,. i.e. roof lines, exterior compatibility and proximity to existing structures.
- Greenhouses should not be above the tree line.
- Suggestion to have a sheriff's deputy come and speak at the next meeting.
- People were asked to raise their hands if they read the covenants before moving into Navajo. Everyone raised their hands.
- The priority should be to keep Navajo safe.
- A lot of people complain and belly-ache. If you want to complain, volunteer to serve on the Board.
- When I built here, I went through the process and followed the rules. Other people need to do the same.
- I'm 80 years old and I'm deplorable, but I will volunteer to be a Board member.

- We need to follow our by-laws and conduct meetings by “Roberts Rules of Order”.
- Sunshine laws require that all meetings be open, including Board meetings.

(Note, the discussion was very lively with numerous people speaking without being recognized by the Chair, at times more than one person was speaking at once, and at times people were trying to shout each other down. It was especially difficult for the people sitting in the back row to express their opinions and ask questions. In the end, the Vice President had to assist with bringing order to the meeting. Some people left the meeting early because of the rudeness.)

Other Discussion

Randy Wilson was recognized to speak. He made a motion that since this was an unusual year, with two of our Board members resigning unexpectedly, (the President and Secretary) and leaving the remaining Board members to pick up the pieces and regroup, that we should elect all new Board members this year. The motion was seconded by Thomas Walridge, all were in favor, the motion passed.

Future Meetings

- There will be a meeting in March. The meeting date is **Saturday March 11 at 12:00 NOON**. Location is the **Water District office**. It will be a **Potluck lunch**, followed by a meeting. The purpose of this meeting is to accept nominations for new Board officers.
- There will be a meeting in April to elect new officers. The date is **Saturday April 8 at 2:00PM**. The location is the **Navajo Western Water District office**.

A motion was made by Carol Belt to adjourn the meeting, Seconded by Pam Pierce. All agreed. The meeting was adjourned at 3:42PM.