

# **RANCHO HEIGHTS ROAD AND MAINTENANCE COMMITTEE**

## **Annual Meeting Minutes – 2020**

Date: October 24, 2020

Location: Outdoors (due to COVID 19) @ Corner of Magee Heights Way and Magee Rd.

Time: 9:00 – 11:30

### **Committee Members Attending:**

Sharon Wagner, Bradley Lee, Jan Geller, Dan Rose, David Lowrie

### **Property Owners Attending:**

*C. & J. Szepkouski, M. Schetter, J. & A. Taylor, R. & N. Martin, B. & L. Smith, H. Klein, J. Peter, T. & W. Savage, P. & C. Smith, A. & J. Honeycutt, R. Sorbello, A. & T. Caceres, S. & H. Rysewyk, J. Kilker, E. Rose, , J. Geller, M. Dudley, L. Lowrie, K. & L. Booth*

### **Call to order:**

Chairman Bradley Lee called the meeting to order at 9:10 a.m .

### **Election of Committee Members:**

Committee Member Sharon Wagner read and explained today's nomination and voting process. Two volunteers, R. Barfnecht and A. Taylor were selected for the counting of the vote.

### **Nominations:**

Two Open Committee Seats: Those of Dan Rose and David Lowrie: Terms expire October, 2022.

### **Candidates:**

Michael Dudley, nominated by Bradley Lee, seconded by Jan Geller

Rex Rysewyk, nominated by Bradley Lee, seconded by Sharon Wagner

### **Explanation of Voting Procedures:** Cori Szepkouski

### **Financial Report:**

Report prepared by bookkeeper Cori Szepkouski for Fiscal Year September 2019 – August 2020.

Report was read by Committee Member Dan Rose. Questions were taken from Property Owners in attendance with detailed explanations/answers given. Note: A copy of this Fiscal Year's Financial Report was included in the Annual Mailing to Property Owners – See Report.

Summary:

Total Income: \$114,900

Legal Fees: \$11,000

Expenses:

- Paving & Maintenance: \$83,500
- Gate Remodel and Repair: \$14,581.81 (*Attendees applauded the investment in the gate*)
- Insurance: \$7,000 liability
- Power and Phone for gate: \$1,400
- Accounting: \$500/month *Attendees applauded and thanked Bookkeeper C. Szepkouski for all she does in helping manage our Community)*

Accounts Receivable - \$31,000 (Unpaid Assessments)

Emergency Account Balance: \$23,000

**Emergency Reserve Account:** Targeted at \$30,000 on ongoing basis. This is intended to be used for true road safety emergencies such as the loss of a road in a storm. Account was reduced below this level at this time due to paving and construction expense but will be restored with the upcoming collection of assessments.

**Road Report: by Property-Owner James Szepkouski**

Provided hand-out to attendees of color-coded map of entire road system with explanation as follows:

Map broken into strategic categories

- Road sections in good condition
- Road sections needing AC patching and seal-coating
- Road sections needing AC overlay only
- Road sections needing removal and replacement
- Existing unpaved roads
- Existing unpaved roads needing grading
- Pot holes needing patching
- New curbs needed to control water flow line
- Flow line work needed / add rip-rap
- Arizona crossing – additional concrete work was done this year on the down flow side.

Additional Notes:

Goal is to have reflectors on all sections of roads as new asphalt overlay is installed.

Piggy-backing is the term used for unauthorized traffic following you through the community gate. The request for all residents is to pause and let the gate close behind you to prevent unauthorized entrants into our Community.

Property-owners are reminded that keeping brush cleared from the roadway is the responsibility of the each property-owner.

Brush should be kept to a minimum of 4' from the edge of the asphalt to keeping our roadsides clear and passable.

### **Legal Report: by Committee Member Jan Geller**

#### **Small Claims Cases / Accounts Receivable**

A detailed breakdown was provided by Jan who has been volunteering to represent Rancho Heights in Small Claims Court relative to the collection of delinquent assessments. As of the date of this meeting, only 6 property owners were delinquent in their assessments. These 6 owners will be processed through Small Claims Court in the next few months due to COVID 19. **Superior Court:** We have one case in which the Court has ruled in favor of Rancho Heights with collections pending.

### **Ballot Results / Vote Count for Candidate Committee Members:**

Rex Rysewyk: 40

Mike Dudley: 38

As a result of this vote, the above two candidates all join the Road Committee serving terms through October, 2022. We all thank Dan Rose and David Lowrie for their devoted service and welcome Mike and Rex to the Committee.

### **Open Discussion Items**

Sherry Simmons : Mountain Lions: Please report sightings so they can be reported to State and Mountain Lion Foundation. If you see a mountain lion: "de-escalate," let them know you are a predator and bigger than them. Never run, make eye contact, make yourself big with arms above your head. Make noise Use a Thunder Whistle or YELL at the lion. It is possible to co-exist safely.

**Gate Safety:** Please request temporary gate codes for parties and other functions. For convenience, you can have your cell number or land line be as your contact number from the gate dialer.

### **Adjournment**

Move to adjourn by Chairman Lee at 11:38 a.m.