

Meeting Minutes

Golf Creek Ranch Homeowner's Association Annual Meeting 2026

Meeting Date: 6-24-26, 11:00am MDT

Location: National Museum of Wildlife Art, Member's Lounge

Meeting called to order at 11:03 PM. A quorum was established (18 members)

Attending Roster: Roger and Rhonda Groves, Michael and Lori King, Patti Green, Jackie Cecil, Barry McNees, Ron Walker, Michael and Susan McKay, Connie Morgan, Matthew Golombek, Robert and Charlotte Oehman, Corey Jairl, Gary and Bonita Brown, Richard and Cynthia Brown, Paul and Heidi Curry, David and Alexandria Chakola, Warren Russel Swansen, Stephen and Katherine Switzer.

Members by Proxy: Richard Stec and Janet Andre, Jason and Elizabeth Bennett, Virginia Gifford

Others Present: Henley West, Michele Brown – Scott Shepherd Real Estate, Property Managers, Ron Badgerow, on-site caretaker.

Review 2025 Annual Meeting Minutes, Discussion and Approval voting

Roger Groves made a motion to approve, Patti Green seconded. Motion carried, minutes approved.

Review of the 2025-2026 Budget and Spending Report, Proposal for 2026-2027 Budget

Snow removal costs were significantly lower this year due to light snow year. Water system repairs were done under budget and completed with no further leaks identified. No special assessment was needed as HOA was able to use maintenance reserves. Asphalt repairs were done including patching and sealing as well as new parking space in group 3. Discussion of a 3-year top coating schedule at cost of \$7,000. Garage repair done in group 2, saving the structure. Received a grant for \$6100 to cover wildfire risk management. New projects for next year require an additional \$400 maintenance assessment to dues. Other discussion covered planned increases in insurance, water/sewer fees due to anticipated inflation along with significantly needed repairs of the irrigation system requiring replacement of multiple zones, estimated cost \$15,000 - \$27,000 annually. Connie motioned to approve the 2026-2027 Budget, Corey seconded, motioned passed, budget approved.

Report about Ron's Activities

Ron reported servicing mower to prepare for this summer season, Pickup truck in good condition, sprinkler system in need of replacement, gutters should be cleaned twice a year and might should consider installing gutter guards throughout.

Projects – 2025/2026

Wildfire Risk Management / Tree Removal and pruning / Heat tape Group 1 Septic / Landscaping

Still work needed, additional tree removal, will have several large trees removed this year. Septic system group 1 heat tape installation working well. Discussion on forming a landscape committee to improve common garden areas and appearance of Golf Creek Ranch sign, and area around it.

Deck Staining

To be done by outside contractor; Ron has been too busy with other projects to finish all the staining, asked to be relieved of this task.

Other Projects Needed for 2026-2027 – Garage Improvements / Bridge Replacement / Standing Water in Parking Lots / Leaking Gutters / Golf Creek Sign

Repairs are needed on other garages – would like to have all garages repaired this year to make sure all are in structural good shape and integrity. Bridge replacement- Current bridge in bad shape, needs to be replaced with another bridge or by installing a culvert along with decorative landscaping. Bridge is temporarily improved with plywood and additional bolts. Parking concerns have been less this year after adding extra parking space and painting parking spots. Experimental drainage solution done for standing water in group 3 with little success, puddles remain. Several gutters mentioned which are leaking and causing ice to form on stoops in winter, need replacement. Golf Creek Ranch sign needs new lighting and landscaping.

SDA Report – Patti Green

Road project was completed with surplus of \$11,695.46 refunded to Golf Creek HOA. Board agreed to retain surplus into the budget for future road improvement expense. Complaints have been made to SDA over speed bumps being too severe and not visible enough. SDA plans to paint, replace and possibly relocate speed bumps. Phase 2 of road project will begin in 2027, to pave the remaining 0.65 miles of road, again using Nelson Engineering and Evans Construction.

Discussion on caretaker and caretaker cottage

Discussion of long-term need for on-site caretaker. Point made that ours is the only community in the valley which has a live-in, on-site caretaker, but people value having a caretaker on site, benefit of having employee available to deal with urgent problems. Collecting information on cost to replace work caretaker does by hiring outside contractor, how that compares to costs of employment. Asked board to investigate and report before making any decisions.

Bylaws

Discussion of updates to bylaws implementing a three-year staggered term system for election of board members, so only one board member will be elected each year. First year, all three are up for election and the one receiving the largest vote will serve three years, the next targets two years and the final member one year, ties to be decided by the board members themselves. Bylaw change was approved by a 2/3 majority vote of those present as allowed per the By-Laws already in force, new version passed.

Discussion on mini-split heat pumps /AC units

While Mini splits are acknowledged to be an improvement in technology, there was little interest in allowing them or making a change in our rules at this time. Per current CCRs and Rules all motorized equipment is prohibited from being installed outdoors, and the Mini-Split units fall into that category, so they are not currently allowed and will not be approved.

Directors

Director's vote was taken with all current board members retaining their seats, Robert Oehman, Connie Morgan and Corey Jairl.

Move for Adjournment

Meeting adjourned at 2:47 PM.