

Solar Hills Ranch HOA
Annual Meeting Minutes
September 14, 2025

Welcome and opening remarks

President Craig Hollabaugh welcomed attendees. He acknowledged the hosts Maggie Ogilvie and Don Mace for sharing their home, with special thanks to Arden Blatter and Becky Smith for preparing the patio for this event.

Special Assessment Vote: Craig Hollabaugh opened the meeting. Before the official call to order, the HOA conducted a vote on whether to renew an annual special assessment to be added to the HOA dues for 2026. The purpose is to build reserves for eventual irrigation system replacement. The vote was approved via email on 9/11/2025.

The Reserve Study was updated for the first time since 2019. Parts-only replacement costs increased from ~\$90,000 in 2019 to ~\$144,000 in 2025. Labor and trenching could push the total replacement costs above \$300,000. Bill Brunskill and Frank Sargent compiled the estimates for both materials and labor, noting significant inflation.

One vote per lot was cast for owners present and one vote per lot was cast by proxy. A quorum of 25 lots (60%) was required; quorum was met. The tally was 27 yes, one no. The \$100 Special Assessment was renewed for 2026.

1. **Establish a quorum:** Meeting was called to order by President Craig Hollabaugh at approximately 6:15 pm. A quorum of three board members was present. President Craig Hollabaugh, Director Frank Sargent and Director Arden Blatter. Jenni Hartman (Treasurer), Elie Malloy (outgoing Secretary), Bill Brunskill (Irrigation), Sara Ungrodt (Architectural Control Committee) were also present. Members present included Chris Blatter, Maggie Ogilvie, Don Mace, Melanie Kline, Nancy Brunskill, Susan and Brian McCormack, Richard and Carole Burnett, Liz Holcomb, Glenn Ogg, Bill and Kathy Barminski, Becky Smith, Robert Lake, John and Ann Marie Dutra, Lita Sargent, Stan and Marcy McKinzie, Bryan Cashion, John Malloy, Perry and Joanne Houston, and Johann Marx. The minutes were taken by Arden Blatter with the assistance of a meeting recording device. Any member is welcome to step into the Secretary position.

Secretary Position Vacancy:

Arden Blatter, Board Member Director, has informally drafted the minutes for the past two meetings. However, a new volunteer is urgently needed to take over the responsibilities of recording the minutes and handling some correspondence.

Elie Malloy is willing to assist with the correspondence and other smaller tasks. Maggie Ogilvie volunteered to take the minutes in the future and was accepted. Motion to accept Maggie Ogilvie made by Frank Sargent; seconded by Craig Hollabaugh

2. Approve previous meeting minutes: Revisions and corrections were submitted by owners and will be posted online after this meeting. A motion was made by Craig Hollabaugh to approve the corrected minutes. The motion was seconded by Frank Sargent.

3. Treasurer report: Jenni Hartman presented and HOA financials are open and available to members, please contact the HOA Treasurer via email at solarhillsranchhoa.treasurer@gmail.com for full financial disclosure.

Jenni presented the Year End 2024 treasurer report. Craig motioned to approve the closure of the 2024 books, second by Phil.

4. Architectural Control Committee (ACC) -Sara Ungrodt reported:

New applications reviewed.

Lot 28-Scott-siding renovation and repainting: approved

-Tiny Free Library withdrawn by applicant

One application referred to the Board due to lack of covenant coverage.

Broader Issues Raised by the ACC and addressed in the discussion of the Survey later in the meeting.

There is too much ambiguity in the Covenants, Control and Restrictions (CCR's)

-Requests for livestock, RV screening, sheds and fences. -Disputes over consistency with prior approvals noted (residents citing precedent from older projects).

-Authority and Appeals

-Ambiguity remains between ACC authority and Board oversight,

-Residents called for a clearer appeal process when Acc denies applications.

5. Irrigation Report-Bill Brunskill reported

Dock valve repair. A diver was hired due to the broken 12' submerged valve at the dock. Underwater visibility is poor (~4 inches).

A new handle was fabricated; a diver is scheduled to reinstall (estimated cost \$300-\$400). Planned completion is later next week.

Lot 42 Valve and Pipe Inspection

In the Spring of 2026, an isolation valve at Lot 42 will be replaced.

An endoscope will be run ~1,000 feet in each direction (2,000 total) to evaluate the condition of the aging pipes.

Recent repairs:

There was a major valve replacement west of the dock that cost \$10,000, despite extensive volunteer labor.

Irrigation Condition:

The system is estimated to be 43 years old.

Replacement pipe alone is ~\$109,000; trenching labor ~\$12/ft; >\$100,000

Full replacement cost could exceed \$300,000

Water Supply: Adequate water allotment this year; Ditch Rider cooperation praised

Resident Participation: Encouraged to provide volunteer labor to reduce costs.

6. Social & Community-Craig Hollabaugh reported

-Social Committee: None currently active

7-Welcoming Committee: Prepared gift basket for new residents, pending contact information.

Holiday Event: Discussion about hosting a Thanksgiving to Christmas gathering. Suggestions included a progressive dinner party (previous events drew ~40) Volunteers requested to host.

8. Covenant Survey Report-Frank Sargent reported

Per the creation of an ad hoc committee developed during the course of the year and per a vote to do so at the 2024 Annual meeting. An anonymous survey was sent via mail in August to gauge homeowner priorities regarding covenants. The return rate was 60% of homeowners.

Results per survey print out were available to attendees.

1st-Functional neighborhood irrigation system

2nd- Well maintained properties and mature landscape

3rd-Preserving neighborhood character

4th-Safety (low crime rate)

5th-Preserving peace, tranquility, and dark skies

6th-Privacy and flexibility to use lot space as individually desired

7th-Environmental sustainability (e.g. native landscaping, water conservation

8th-View Sheds

There was mixed feedback and discussion amongst those present. Some homeowners emphasized not making the covenants stricter, preferring rural flexibility over city-like regulations. There is strong interest in preserving the subdivisions open, country style character. Concerns were voiced about livestock proposals and the enforcement of existing regulations. Other concerns included view shed protection, RV screening, shed/fence consistency, and ACC appeals. Past disputes about view shed protections resurfaced, with owners expressing frustration about inconsistent enforcement. Additional concerns addressed the fairness and consistency of the ACC and Board decisions.

Craig Hollabough stated the Board's position on reviewing the covenants is to provide clarification, not restriction. Also, that ACC/Board roles and appeal processes require clearer definitions. He pointed out that the Survey has provided parameters that begin with the importance of irrigation in our community. The Board may form a new committee to draft proposed updates. The Board reiterated its commitment to transparency and homeowner input.

9. Board member election-There are three openings on the Board of Directors. It was approved that Craig Hollabaugh accepted another 3-year term as President. It was approved that Arden Blatter accepted an additional 3-year term as Director. Jenni Hartman accepted to complete a two-year term left vacant by the resignation of Johann Marx.

10. Additional Topics: It has been observed that people occasionally leave their keys in the mailbox. It has been suggested that the best thing to do is to remove the keys, place them inside the box, it won't lock, but it is less visible to passers by.

11. Adjournment: Craig Hollabaugh motioned to adjourn the meeting at approximately 8:10pm. Arden Blatter seconded the motion.

12. Board Member Special Meeting: Board members to communicate by email. Since the meeting email results are as follows: Vice President for a one-year term Phil Sosa. The next meeting will be held Dec 4th at a location to be determined.

