

South Fork Ranch HOA Board Meeting Minutes
9/29/2025

Board Member Present: Afton Sands

Doug Dolezal

Landon Hale

David Rogers

Tyson Purdy

Hawkize Property Management: Carol Mize, joined via conference call.

Call to order: 6:08

Financial Reports:

- Discussed financial reports. Afton made a motion to approve the financial reports, a second was offered by Landon. All approve.

Old Business:

- Vinyl Fence: The board decides to move the discussion of the vinyl fence to the next meeting when John Harrison could attend.

Property Report:

- Green Belt area
 - o Discussed shredding of the green belt area by Smart Landscape. The invoice from Smart Landscaping was approved and has been paid.
 - o Discussed the drainage issues through the green belt area. Lots of rocks and issues regarding the drainage.
 - o Doug went over his plan for widening the drainage channel that runs through the green belt to ensure proper water flow. Estimated cost - \$13,271 – Maintenance will be needed every two years.
 - o Doug asked Carol if capital improvement could be used.
 - o Landon indicated he would get a 2nd bid from another contractor before Board approval. R&J dirt is being considered.
- Discussed talking to Tysen about where future lots are going to be in the next phases.

New Business:

- Lot Violations:

- Doug asked who owned the equipment currently being stored on lot 33. Hawkize will send a violation notice to the owner of lot 33, as it has been owned and vacant since 2020.
- Gooseneck trailer parked on HOA property at the north entrance on the south side of the road. Carol said Hawkize would post an inquiry of ownership of the trailer in the portal.
- Tysen's Properties:
 - Discussed the trash that was left on vacant property owned by Mortenson properties at the end of CR 1950, Trey Strong Custom Homes. Trash has since been removed by Trey Strong, some debris left over. It was decided that someone would contact Tysen about getting the rest cleaned up as it is not HOA property
 - Lot 103 – currently vacant: Shows on LCAD to be owned by Mortenson Properties. Scott Self has a sign on it. David said he would contact Tysen to see if he plans to sell or build on it.
- Beginning Construction Timeline:
 - 5 lots in the current phases are vacant with no activity, and they are past the one-year timeline as well as the additional year granted by the POA to begin construction. The board discussed options available. The lots in question are 33,116,119,121,103. Carol said that Hawkize would send a reminder of the timeline along with a copy of the CCR's to the owner of the lots.
- Membership Meeting Discussion:
 - Time and date were set for the annual meeting membership for October 22 at 6:00 PM. Location will be at John Harrison's office located south of Davis Park.
 - Discussed and instructed Hawkize to send out solicitations for any interest in running for board positions to be held at the annual meeting. Afton, John's, and David's terms are expiring. Afton indicated she would most likely not run again. Unknown if John will run again. David would be open to running again.

Adjourn: Afton moved to adjourn the meeting, Landon 2nd, all approved. 7:02 PM