

Minutes of the meeting of the Board of Directors for the
WHITEHAWK RANCH COMMUNITY SERVICES DISTRICT

July 08, 2025 (approved 08-14-2025)

1) **Call meeting to Order**

A regular meeting of the Board of Directors for the Whitehawk Ranch Community Services District was held in the Community Center at Whitehawk Ranch and also via ZOOM teleconference on Tuesday, July 08, 2025, beginning at 1:00 p.m. pursuant to the written Notice of Meetings. Directors Joe Smock and Doug Hecker and were present in the Community Center. Dale Hastie and Clint Dudley participated via Zoom. Ian Wright from the Mutual Water Company was present as was Joleen Cline, Administrative Manager, who served as recording secretary. Doug Hecker called the meeting to order at 1:06 p.m.

2) **Public comment** - items NOT on the agenda.
none

3) **Approval of Previous Minutes**

a) **April 8, 2025**

After review, upon motion duly made, seconded and unanimously carried the Board approved the minutes from the April 08, 2025, Board Meeting as submitted.

b) **May 13, 2025**

After review, upon motion duly made, seconded and unanimously carried the Board approved the minutes from the May 13, 2025, Board Meeting as submitted.

4) **Financial Reports for June 30, 2025**

Joleen provided financial reports for the period ending 06/30/2025 to the board via email prior to the meeting, and via posting to the community website.

After review, upon motion, duly made, seconded and unanimously carried, the Board approved the financial reports for the period ending 06/30/2025 as presented.

5) **Committee and Facilities Reports**

a) **Facilities and Grounds Report**

Ian reported he purchased a product that can be used to patch cracks in the pool. Staff are also planning to try to level the cement area near the showers. Mutual Water Company staff are also planning to update the wooden community center sign.

Ian reported the #1 pool heater is having consistent issues. Joe reported that heater was slated in the reserve study to be replaced in the next year or two. Joe reported that a couple of the jets in the spa are not working. Tom Vannoy reported we may need to get a larger pump in order to have all the jets functioning. A homeowner asked if a skimmer could be left out for residents to use when needed. The Board suggested Ian leave the oldest skimmer out for public use. Ian reported the pool vacuum is falling apart and should be replaced. A replacement would cost approximately \$2,550.00. Ian reported new “no smoking” signs have been posted in the pool area. The CSD will also need to look into installing new filters this year as well. Tom reported it will be several thousand dollars to replace all of them.

After review, upon motion duly made, seconded and unanimously carried, the Board approved up to \$2,700.00 to purchase a new pool vacuum.

Ian reported the skylight repair has been postponed and is now scheduled for July 17, 2025. Tom reported there have been a couple recent issues with folks bringing dogs into the pool area.

Dale reported there is a dead tree on the dirt road before the red trail breaks off to the right. There is another dead tree on the left side on the road up to the burn area. The tree is approximately 10” in circumference, and our staff can probably take it out. Ian reported there also is a dead tree behind the right-side front entrance monument.

Joe reported there has been a staff title change for Mutual Water Company. Ian’s position is now titled “Operations Manager.” Ian will be responsible for the HOA and CSD contracts. Tom’s new title is “Ranch Manager.” Tom reported the MWC plans to have a contract proposal to the CSD Board early in the fall. The MWC will begin the budget process as soon as the new Board is seated in August.

b. RV Storage Update

Clint reported we have one slot available in the RV Storage area, and he may already have someone interested in it. He is planning to order some additional signage for the storage area. Ian has a new source for ordering signs.

6) Business action items

a) Approve 2025/2026 Budget

Joleen provided a 3 year historical actual income and expense tool for the Board’s review.

Joe suggested the fitness center begin reimbursing the CSD for operating expenses beginning in January. He estimates the cost to be approximately \$250 per month.

The Board discussed several specific line items and made several adjustments to the draft provided by Joleen

After review, upon motion duly made, seconded and unanimously carried, the Board adopted a balanced budget for the 2025-2026 fiscal year (attached).

b) Approve Resolution 2025-01

After review, upon motion duly made, seconded and unanimously carried, the Board approved Resolution 2025-01 requesting the County to collect assessment through the tax bills.

c) Plan for Annual Meeting

Doug suggested the Board present the powerpoint developed for the recent town hall meetings.

7) Adjournment

After review, upon motion duly made, seconded and unanimously carried, the Board moved to adjourn at 02:14 p.m.