



North Ranch Advisory Committee

January 8, 2025 Meeting minutes

Respectfully submitted by Marybeth Conger

Meeting called to order at 10:02 AM. The following members were in attendance: Tom Beavert, Tom Thomas, Ken Coleman, Marybeth Conger, Joy Duellman, Bonnie Klein, Betty Jackson, Jean Wise, Don Gabler, Bill Howe, and Barbara Howe. Duane Sauer and Cal Klewin were absent. There were 58 attendees and no new introductions. A motion was made by Ken Coleman and seconded by Bonnie Klein to approve the December 4, 2024 minutes as corrected. Motion carried. The agenda and minutes will be placed inside activity center and posted on the Advisory Committee page, [ENRCAMA The Advisory Committee](#).

Tom Beavert states our 2025 priorities are Education along with CC&R work. Future meetings will cover Advisory Committee business first, then adjournment, followed by public forum. Ken Coleman reviewed correspondences. Tom Thomas presented the following report: one resident objected to our enforcement of the CC&Rs; while admitting they have been in violation of same. Another pointed out we had an incorrect name on the letter and asked that process be restarted. One courtesy letter and 5 written notices were sent out. Also, relevant information has been sent to RPI on one violation. To date voluntary compliance is 50%.

Treasurers report presented by Bonnie Klein to include recap of expenses paid to Tom Thomas and Betty Jackson. On December 6, Jean Wise was added as a signatory on the account. Nothing from ENRCAMA or other committee reports.

Unfinished business: Dick and Jackie Driver presented NR resident guide report and requested approval to proceed. A motion was made by Bill Howe, seconded by Marybeth and then corrected, to print 375 copies of resident's guide and sell same at \$8.00. This price will include both the hardcopy and one PDF copy. Motion carries. Ken Coleman raised additional \$1,000.00 by selling front and back copy advertising. Don Gabler discussed password protected process and will circle back with more information. Bill Howe will lead assignment of area liaisons and develop job descriptions for same. Barbara Howe & Jean Wise will assume enradvisory@gmail.com responsibilities once Marybeth passes the baton. They also will lead community Education efforts pertaining to the advisory committee

and its mission. Duane Sauer is working with Guy Woods to have current and relevant information on the AC page [ENRCAMA The Advisory Committee](#).

Tom Beavert had to leave the meeting and tasked Tom Thomas and Marybeth Conger to continue. No new business presented. There were numerous questions and public comments. The next meeting is Wednesday February 5, 2025. Meeting adjourned at 10:38 AM.

Public Forum: Marybeth requested a show of hands of those who did not attend the CAMA meeting. Based on this, Don Gabler presented the ENRCAMA Town Hall update. The one new addition was his introduction of Jayn Courchaine (928) 200-0859 who is interested in hearing from other individual North Ranch investors as it pertains to purchasing the Water and Utilities. Please give Jayn a call. Marybeth then presented the ENRCAMA RPI December Zoom report. The one new addition, was a non-disclosure discussion directed to Jayn. Travis understands the complications of getting over 400 folks to sign confidentiality agreements. The purpose with the NDA was to control the approval process of what, where, and when information would be presented. There were questions and discussion pertaining to the water. End of public forum.

Note: At the study session before the meeting, Erin Gabler from ENRCAMA reviewed Beth Mulcahy's report as it pertains to Advisory Committee business.