

Present and constituting a quorum were:

Also present either in person or via Teams Communication were:

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Mr. Radcliff called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS Motion to Approve Agenda

On MOTION by Ms. De Groat, seconded by Mr. Leno, with all in favor, the motion to approve June 9, 2026, meeting agenda carried. 4-0

THIRD ORDER OF BUSINESS Public Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

A. Aquatics Report

The Board reviewed the aquatics report provided in the agenda package.

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B. Field Inspection Report

Mr. Nguyen presented his report to the Board and answered their questions. Mr. Waag was asked to look into Item 9 on the report.

i. Consideration of Yellowstone Sod Installation Proposal #657303

The Board tabled the proposal.

ii. Consideration of Yellowstone New Irrigation 2 Zone Installation Proposal #640547

The Board tabled the proposal.

iii. Consideration of Yellowstone Front Entrance Proposal #687321

The Board tabled the proposal.

iv. Consideration of Yellowstone Irrigation Report

On MOTION by Mr. Leno, seconded by Mr. Falcon, with all in favor, the motion to approve Yellowstone Irrigation Report in the amount of \$1,111.63 carried. 4-0

C. District Counsel

No issues reported by Mr. Babbar. Mr. Radcliff stated that there was no internet services through the HOA. Frontier provided a Premises Access Agreement to permit them to run fiber internet cables under district roads providing alternate options for internet services

On MOTION by Mr. Valle, seconded by Ms. De Groat, with all in favor, the motion to approve the license agreement in substantial form upon review by District Counsel carried. 4-0

D. District Engineer

Mr. Waag updated the Board on the ongoing inspection of Pond 1. Unique Engineering Services will provide a quote to perform boring to test for ground issues related to the loss of water in the retention pond. The proposal will be provided for the July 8, 2026, meeting.

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E. District Manager

i. Discussion on Moving Meeting Day from Tuesday to Wednesday

Mr. Radcliff requested the Board change the monthly meeting date to the 2nd Wednesday of the month to accommodate Mr. Graffius taking over as District Manager.

On MOTION by Ms. De Groat, seconded by Mr. Leno, with all in favor, the motion to approve changing the meeting date to the 2nd Wednesday of the month carried. 4-0

Mr. Graffius provided updates to the Board and advised that the shed has been ordered.

The builder has responded and stated they are not responsible for any further issues related to the roads or the pipe and wiring still on the empty lot. Mr. Graffius is now reaching out to the developer regarding these issues.

FIFTH ORDER OF BUSINESS

Business Items

A. Discussion of Legal Representation

i. Response Email from Paige Greenlee

Mr. Graffius provided a letter from Greenlee Law to review ongoing issues in relation to the developer and builder on street paint, utilities on the empty lot and retention pond issues. Greenlee Law provided an estimate of \$1,500.00 to review documents and present a demand letter.

On MOTION by Ms. De Groat, seconded by Mr. Valle, with all in favor, the motion to approve the Greenlee Law estimate in the amount of \$1,500.00 to review documentation on builder/ developer related issues and provide an opinion and demand letter carried. 4-0

B. Consideration of Inframark Pavement Repair Proposal

On MOTION by Mr. Leno, seconded by Mr. Valle, with all in favor, the motion to ratify Inframark Pavement Repair Proposal in the amount of \$3,600.00 carried. 4-0

This will be added to the list of issues with the builder for legal review.

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C. Consideration of Resolution 2026-05; Designation of Officer

On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the motion to adopt Resolution 2026-05; Designation of Officer carried. 4-0

This resolution removes Mr. Radcliff and adds Mr. Graffius as Assistant Secretary to the District for management and invoice approvals.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Meeting Minutes of May 12, 2026

On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the motion to approve the May 12, 2026, meeting minutes with the changes to show Mr. Leno present at the meeting and Mr. Falcon attending via Teams carried. 4-0

B. Acceptance of Financials for the Month of May 2026

Financial Statements were unavailable to provide in the agenda package and will be provided in next month's agenda package. Mr. Graffius provided a financial snapshot from accounting. Current cash balance as of June 3, 2026, is \$226,944.93. Assessment roll is 94% funded. Current expenses make up 71% of the budget through the end of May. Total expenses through the end of May are approximately \$31,598.00

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Mr. Falcon discussed finalizing numbers in the budget prior to the August final adoption and public hearing. Mr. Radcliff proposed a workshop but mentioned the extra cost and advertising requirement. Mr. Graffius suggested adding a budget discussion to the July agenda.

Mr. Valle discussed current recreational policies and violations. A notice of current policy reminder will be reviewed by Mr. Valle and sent out via HOA communications. The Recreation Use Policies will be reviewed on July 8, 2026, meeting for possible changes and updates. Mr. Valle discussed ongoing gate hinge issues. Mr. Nguyen to inspect the gate and repair as needed.

Ms. De Groat mentioned discussing the use of e-bikes and scooters and sending out reminder emails advising that children using them should not ride onto the street to avoid accidents.

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133 **EIGHTH ORDER OF BUSINESS**

Public Comments

134 A resident mentioned the consideration of the Board requiring acknowledgement of violations
135 when they are sent out for recreational use policy violations. The pool life rings need to be
136 replaced, and signage needs to be added stating they are intended for safety use not as floatation
137 toys.

138 Mr. Valle instructed staff to replace the pool life rings and provide new signage.

139

140 **NINTH ORDER OF BUSINESS**

Adjournment

141 On MOTION by Ms. De Groat, seconded by Mr. Leno, with all in favor, the
142 meeting adjourned at 7:33 p.m. 4-0

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144

145 DocuSigned by:

Lee Graffins

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146

147 Secretary/ Assistant Secretary

Signed by:

Michael Valle

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Chairperson / Vice Chairperson