

Santa Rita Ranch III Homeowners Association  
Board of Directors Meeting Minutes  
General Session  
January 14, 2025

I. Call to order

Meeting conducting via Zoom

[REDACTED]

A quorum being present at the appointed time, the meeting was called to order at 1802 hours.

II. Landscape Report

Report given by [REDACTED]

Grass issues are being taken care of

Weeds are being kept up with and controlled

Tree maintenance is under way

The ADA metal table was broken and has been replaced

III. Approval of previous meeting minutes.

Minutes approved, motion by [REDACTED] seconded by [REDACTED] Unanimous approval

IV. Financials

The financial report was presented by [REDACTED] with areas of interest highlighted.

V. President's report

Meetings are to be kept timely and on schedule.

Financials will be covered as necessary.

Legal fee increase signed

HOA management renewal contract signed

Email to Landscape Company regarding maintenance issue

Enrolled in legal courses as offered by CHBD Law

[REDACTED] is dealing with Lennar regarding open area landscaping

VI. Management report

[REDACTED]

## VII. Old Business

The Board voted to purchase a concrete table to replace the table in the park. Motion offered by [REDACTED] seconded by [REDACTED] approved unanimously [REDACTED] will order and advise as progress occurs.

Street parking was discussed. The security company has resolved the issues with photographic evidence provision. [REDACTED] will be working with them to assure operation and effectiveness and will advise.

## VIII. New Business

Smith-Warmsley advised of legal fee increase

Street parking enforcement progressing as discussed in Old Business

Discussion regarding General Session meeting vs. Executive Session meetings, issues and topics

Architectural Review Process discussion on procedure on handling, expedient resolution, administrative vetting.

Satellite placement and conduit issues. [REDACTED] explain issues observed and reported. After discussion, AAM will send out an E-blast to educate residents on the issue and working toward compliance,

Christmas decor was discussed. It was determined that the regulations need to be reviewed for possible update and change.

## IX. Homeowner Forum

Questions were tendered from residents regarding street parking, and pools,

## X. Next Meeting Date

The next meeting will be on February 11, 2026 at 1800 hours

## IX. Adjournment

A motion to adjourn was made by [REDACTED] and seconded by [REDACTED] The meeting was adjourned at 1916 hours.

Respectfully submitted,

[REDACTED] Secretary/Treasurer