

Santa Rita Ranch III Homeowners Association

Board of Directors Meeting Minutes

Date: July 22, 2026

Time: 6:35 PM

Call to Order

The meeting was called to order at **6:35 PM**. A quorum was established.

Introductions

Board members were introduced:

██████████ – President
██████████ – Secretary

Management introduced ██████████ as the new Community Manager for Santa Rita Ranch III. ██████████ will remain available to assist during the transition. Management also announced the resignation of ██████████

Approval of Previous Meeting Minutes

Due to ██████████ resignation, the June 2026 Board Meeting Minutes were unavailable for approval. Approval of the June minutes was tabled until the August 2026 Board meeting.

Financial Report

██████████ presented the financial report. The Association's financials are current through **June 2026**.

President's Report

- Residents were notified of the required backflow inspection at the community park. The inspection has been completed, and the park irrigation system is operational.
- An update was provided regarding the purchase of the State-owned land located behind the homes on Ridgerunner Drive.
- Drainage repairs within that area have been completed.

Community Manager's Report

- [REDACTED] is assisting [REDACTED] with the management of the Association during the transition.
- AAM clarified that it does not operate, moderate, or facilitate the community Facebook page.
- Residents were advised to contact the Sheriff's Office regarding concerns involving dirt bikes or other law enforcement matters.
- Management reminded homeowners that Architectural Review Committee (ARC) approval is required before beginning any exterior modifications to their property.

Committee Reports

Common Areas

- Management is currently reviewing expenses and preparing a draft of the **2027 Association Budget**.

Design Guidelines

- Proposed gate language has been submitted to the Association's attorney for review.
- Management reminded residents that access to the adjacent State-owned land is not permitted.

Violations

- The Board discussed ongoing compliance issues, with **weed violations** remaining the Association's primary concern. Late fees associated with weed violations will continue to be waived once the property has been brought into compliance.
- **Overnight parking** continues to be another significant enforcement issue within the community.

New Business

The Board reviewed a proposal from **Yellowstone Landscape**, doing business as **Northwest Landscaping**, for perimeter landscape maintenance in the amount of **\$11,064.00**.

No comments or discussion were received from the membership prior to the vote. A motion was made and unanimously approved to accept the proposal. **Motion carried.**

Homeowner Forum

- President [REDACTED] discussed the possibility of installing **"No Soliciting"** signs at each entrance to the community. The estimated cost is **\$324.75 per sign**, including

installation. This item will be placed on the agenda for further discussion at the next Board meeting.

- The next regular Board Meeting is scheduled for **August 26, 2026**.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at **7:15 PM**.