

RCR – Newton Annual Homeowners Meeting October 4th, 2025

Location: Red Creek Fire Station

Called to Order: 10:33 am

Roll Call:

President – Francis Knutson Vice President – Steve Kunshier Member at Large – John Condon

Treasurer – Misty Kunshier Secretary – Brenda Elliott

Old Business

- Steve and John are continuing to work on the blade as their time allows and will work on the roads again as soon as blade is up and running and with moisture. **Thank you guys, for all your work on this!!**
- Goal is to bring in an additional 20 loads of road base before the winter season costing approximately \$10,000.00

New Business:

- It was unanimously voted in by Homeowners to make a \$300.00 donation to the RCVFD for the use of their facilities and all they do for us. HOA will write them a check.
- There was extensive discussion on the AG status for Homeowners. Dwight has the lease/contract on the ranch at this time and HOA is trying to get Him to talk with Terri who has the cattle to graze on the Ranch.
- **Grassroot Gravel 2025 – Bike Race is this Saturday October 11th. The bike riders will be traveling through our communities and all the monies from this race are donated to the RCVFD. Volunteer opportunities can be found on the Red Creek Ranch Volunteer Fire web page.**
- Voting in of new Board Members was done for most of the positions, **with the position of Secretary still open, please let the board know if you are interested in this position.**
- There were no proxy's turned in by any homeowners, so all voting for the new positions were done on Saturday October 4th, 2025.
- New Positions will be as follows: John Condon – President, Steve Kunshier – Vice President,
- Misty Kunshier – Treasurer, Pete Boehme – Member at Large Donna Nelson – Member at Large
- **A BIG THANK YOU TO ALL OF THESE VOLUNTEERS AND THEIR TIME WORKING ON THE BOARD**
- A Reminder that we are a community and supporting each other when you can is strongly encouraged. **We WELCOME all of our new property owners!!**

- Misty provided an Annual Budget for 2026, which is attached separately to these minutes
- Treasurer's report given – Unanimously approved
- Open Discussion
- Meeting adjourned and potluck lunch was enjoyed by all 😊 Thank you again for all of you that brought the great food!!

Called to Adjourn: 11:30 am

Actual 2025 Budget as of October 4th 2025

Projected Income from Dues	\$29,100.00
Income from Dues	\$27,500.00
Other Income	\$901.00
Loss from Uncollected Dues	\$1,600.00

Expenses as of 10/4/25

Office Supplies	\$543.19
Web Hosting	\$154.78
Liability Insurance	\$516.00
Roads	\$0.00
Grader	
G. Maintenance	\$6,741.84
G. Fuel	\$1,948.04
Lawyer	\$14,692.64
Total Expenses	\$24,596.49
Balance Left	\$2,903.51

Beginning balance of Jan 1 2025 was \$32,945.76

Proposed Budget for 2026

Projected Income from Dues	\$29,100.00
Income from Dues	\$27,500.00
Other Income	\$0.00
Loss from Uncollected Dues	\$1,600.00

Expenses

Office Supplies	\$300.00
Web Hosting	\$154.78
Liability Insurance	\$516.00
Roads	\$20,000.00
Grader	
G. Maintenance	\$6,000.00
G. Fuel	\$2,000.00
Lawyer	\$0.00

Total Expenses	\$28,970.78
Balance Left	-\$1,470.78