

TICONDEROGA OWNERS ASSOCIATION Board of Directors

June 20, 2026
Lodge at Chama

Call to order and notation of time

Meeting is called to order at 9:17 a.m

Quorum is met with all directors in attention. Butch DeFillippo via zoom.

Mike Brogdon James Garcia David Pace Jeannie Pace Oscar Vasques Linda Benson

Guests in attendance

Ottis and Susan Cameron

Louis Mast

Stan Benson

Glyn Evans - via zoom

BOD's Handouts

Agenda for today

Minutes from March 2026 meeting

Proposed Budget for 2027

Motion:	Approve today's agenda
Made by:	Jimmy Garcia
Second by:	Jeannie Pace
Motion Result:	Ayes have it

Motion:	Approve minutes of March 28, 2026 meeting
Made by:	Jimmy Garcia
Second by:	Butch DeFillippo
Motion Result:	All ayes

Administrative Report

The proposed 2027 budget was studied and changes defined. The revised budget will go out to BOD by email for a vote.

Notable changes for 2027:

Website hosting costs are estimated to decrease from \$625 to \$200 annually due to transitioning to a new hosting platform, with costs stabilizing at \$80-100 per year after full transition.

A robust El Nino is predicted so the BOD increased the budget for fish stocking in the hope of stocking all ponds and the creek in 2027. The stocking budget for 2026 was decreased due to the drought conditions impacting the water levels in Ticonderoga Pond and Chavez Creek. Neither the creek nor Tico Pond have been stocked this year and there are no plans to do so.

The new gate controllers come with additional electrical expenses and new cellular/internet expenses. Because the new gate system has been successful restricting entry of non-members, the BOD will monitor unauthorized entries during the summer before deciding on the necessity of a second gate on Brass Cap Road.

The grading and gravel budgets have been adjusted. The cost of diesel has increased, and the cost of gravel has seen a steady upward trend. Additional gravel will be added based on the yearly allotment. The Land Manager is currently working on an estimate to complete the heavy rock base on Ticonderoga Drive. The bid will be presented to members to approve at the annual meeting.

Director Vasquez informed the BOD that non-profits can invest reserved monies into interest-bearing investments. He will investigate money market options and report back to BOD.

Next member Glyn Evans reported on the status of gate clickers and progress on the new TOA website. Since there is a waiting list for clickers, more will be ordered by Mr. Evans personally. Glyn agreed to hand the purchase and distribution of additional gate clickers, at cost, without running funds through the TOA's treasury. Director Garcia will email Glyn a block of unique clicker codes for continuity of service.

The new website (ticonderoga-oa.com) is expected to cost \$80 per year including security certificates. Glyn will send test emails to BOD to establish deliverability. He requested recipients to add the email address to their contacts and reply to confirm receipt.

BOD will provide input about essential content for the site.

The BOD expressed our appreciation for Glyn's tireless volunteer effort on these projects.

Ticonderoga Land Manager Report

Member Ottis Cameron and Director Vasquez reported on the successful management of the community dumpster. The plans are to wash and conceal the dumpster with a paint job in the next 2 weeks. Volunteer Louis Mast will be helping. Summer usage will be monitored before deciding on a dumpster enclosure. The committee will try to get an answer from the NCSW company regarding expected fee increases so the TOA budget can be adjusted accordingly. The BOD is appreciative of the management and attention to detail required in keeping the dumpster project viable.

Mr. Candelaria reported the conditions of ponds to consider restocking. Temperature of the waters will be accessed, and he will consult with the hatchery.

An herbicide treatment for the overgrowth of cattails at Ticonderoga Pond will begin.

Herman will prepare a bid to complete the heavy rock base on Ticonderoga Drive that can be used as an evacuation route for the members, as well as the Brazos Canyon residents. The bid will be presented to members to approve at the annual meeting. The Brazos Fire Department has been coordinating fire evacuation routes with Herman that will utilize Ticonderoga Drive as an emergency evacuation plan in case of fire. Herman agreed to see if there are funds available from the Forestry Service for the Ticonderoga Drive improvement since it is designated as a fire evacuation route.

The state forestry subcontractor is expected to resume the tree and brush thinning in the next two weeks. There is no cost to owners for this hazardous fuel reduction. It is a government grant valued at \$1500-1800 per acre.

The fire ban is still in effect. Open flames are prohibited. Tico's burn pile is closed.

ARC Report

It was brought to the BOD's attention that a property owner has advertised their property for sale with a composting toilet and outdoor shower. These structures did not go through the proper ARC approval process. Director Garcia will send a letter to the current property owners requiring them to submit an ARC application for these structures, with the understanding that if approved, the self-contained composting toilet would likely be acceptable while the metal-sided shower structure would likely be denied.

The owner of Badger 4 & 5 applied for a building permit, and submitted the appropriate ARC forms.

Board Topics Discussion

Originally the Ticonderoga Board of Directors was a five-member board. For certain reasons, a few years ago, the board increased the number to seven. At the executive session of the BOD on June 20, reducing the size of the BOD was discussed. The directors agreed that the BOD tends to work more efficiently with better accessibility and decision making with a smaller board. Therefore; the board approved the reduction back to a five-member board.

Meeting Adjournment

Motion:	Adjourn the meeting at 11:36 a.m.
Made by:	Butch DeFillippo
Second by:	David Pace
Motion Result:	All ayes

Respectfully submitted,

Jeannie Pace
Secretary