Tombstone Heritage Ranch General POA Meeting – 25 Oct 14

Chuck Hofmann

Janet Myles

Karen Thomey

Edie Gustason

Bob Peper

Chuck opens the General Meeting

1. Chuck discusses the road situation
	1. Phase 2 roads are way off in certain areas.
	2. Suggests a volunteer work day for roads to be staked by POA members
	3. Estimate to finish surveying the remaining roads to be $6000 or less.
2. Financial Statements
	1. See Power point Presentation
3. Road Committee
	1. See Power point presentation
4. POA member responsibilities
	1. Current address and phone number
	2. Pay dues whether they receive a bill or not.
	3. Collection fees add up in the end.
	4. Contract to be signed for law firm to collect late dues once dues are a certain length delinquent. Possibly $1000 behind.
	5. Proposal to change the $1000 to 1 year delinquency.
5. New Legislation for POAs to fall under HOA regulation.
	1. Google Arizona HOA laws.
6. POA Dues
	1. New billing to go out NLT 1 Dec for the following calendar year.
	2. Proposal to vote for 1 Dec mailing with a deadline 31 Jan for that calendar year.
		1. Intent is to bill 60 days prior to bill being due.
		2. Support buffer for items such as road maintenance.
7. Legal collection services for delinquencies.
8. Open discussion.
	1. Dividing lots and paying full dues and not receiving a full vote.
		1. Proposal to look at costs and dividing of the parcels
			1. Divide lots and compare the amount of increase in expenses for insurance and add to their dues.
			2. Motion to reduce annual fee to divided lots to portion to the amount of times the parcel divided.
			3. Unanimous vote by board to change this stipulation.
	2. Road maintenance
		1. Will amount of money spent on roads increase over the next 5 years?
			1. Depends on weather, amount of development that occurs
9. Meeting adjourned.

Notes taken by Edith J Gustason, Secretary POA.