Tombstone Heritage Ranch POA Special Meeting. 2 August 2014.

1. Chuck opens the meeting.
	1. Introduces the Board Members.
		1. Janet Myles – Financial Officer
		2. Edie Gustason – Secretary
		3. Karen Thomey – VP
		4. Hung Duong – Represented by Bob Peper – Road Committee Member (Volunteer)
		5. Tom Gustason – Road Committee Member (Volunteer)
		6. Charles Hofmann– President of the POA
	2. Members of the POA introduce themselves
		1. The following lot owners are in attendance
			1. 154, 85, 109, 155, 157, 142, 143, 18, 56, 129, 52, 2, 3, 4, 5A, 19, 59, 105, 104,
	3. Chuck discusses the agenda.
		1. Asks if everyone has voted.
			1. Everyone indicates that they have voted and no one wishes to re-vote.
			2. As of 1012hrs on 2 August 2014, the vote is closed and validated.
				1. The official record shows the vote as follows:

Total Number of votes : 409

Yes – 393 = 96% of the recorded vote

No – 16 = 4% of the recorded vote

* + 1. Addresses the Gas Pipe Line on Phase I, lots 1 – 70.
			1. Pipe line is owned by El Paso Gas and managed by Kimber Morgan
				1. Installed in 1930s
				2. Only 24 inches below the surface at the time

Concerns regarding erosion in and around the pipe line exist.

* + - * 1. Blue Stake is required to move heavy equipment across the gas line. Simple to set up and it is free: dial 811
				2. No insurance existed prior to this current board procuring it.

Liability insurance now exists for owners.

* + 1. Address Attorney and Insurance for board.
			1. POA hired an Attorney
				1. Billed less than $500 year to date
			2. Liability insurance now exists for the Board of Directors.
			3. Back penalties have been forgiven for those who are delinquent on POA dues.
			4. Lot 52 asks about the reason behind hiring the attorney.
				1. Chuck explains that there were issues regarding the Board of Directors, allegation and legality issues and book audits.
		2. Road Committee.
			1. Showed slide show presentation.
			2. Answered questions.
				1. Slide show is accepted as an official part of the POA record.
			3. Chuck addresses the County 66ft right of way.

County has abandoned.

Checking with County to find out if this RoW is truly abandoned and if so, what is the recourse now?

* + 1. Chuck discusses the failure of the By Laws to be applied to Phase II.
			1. Never notarized or filed.
			2. Discusses the need for a sixth board member person.
				1. Lot 18/56 owner motions and nominates Bob Peper for the sixth board member and to extend the board members terms to three consecutive years.

Lot 19 Owner seconds the motion.

Lot 4/5A thirds the motion.

Quorum exists and all in attendance agree.

 Chuck grants the sixth Board Member and grants the three consecutive year terms for Board Members.

The official records now reflects that Bob Peper is the sixth board member, second Vice President.

* + 1. Chuck closes the meeting.

Recorded by Edith J Gustason, Secretary