Tombstone Heritage Ranch General POA Meeting 5 November 2016

Present members:

President: Bob Peper

Vice President: Karen Thomey

2nd Vice President: Chuck Hofmann (not preset)

Treasurer: Janet Miles

Secretary: Edie Gustason

Special Envoy: Hung Duong (not present)

Attorney: Phil Brown

Agenda

1. Reading of 2015 Annual Minutes
2. Financial Statement and Summary
3. Proposed 2016 Budget
4. 2016 Election Schedule, voting
5. Old business
6. New business

Phil Brown opens the meeting.

Edie reads the minutes from 2015.

Janet Miles reads financial statement.

Checking - $27765.79

Savings - $59863.18

Bill Seward motions to accept the 2016 and 2017 budget.

Paul Thomey seconds the motion.

Budget is approved.

2016 Road Maintenance Report & 2017 budget. (see attached).

Bob Peper reads road financial budget report.

Spring grading not completed due to actions completed during last 2015 grading.

Washes and run-off issues addressed.

Realignment of Saddle Burr Road due to improper location, 30ft off.

Rates for Loader and Grader discussed.

Potential rock dams at water turnouts. (possibly 20 loads, one load per water turnout)

Bill Seward comments on Roper Loop near lot 21. Bob addresses that corners and road

have been grubbed and road crowned.

Terry mentions Grassland Roads having an issue with grass growing out of control prior

to grading.

Proposed budget for 2017 $20,000.

Road complaint system. Bob suggests that any complaints be in writing by the homeowner that is affected.

Email address for written complaint should be the one on record for that specific lot. Needs to come from the lot owner. These will be separate from monsoon emergency grading. Maintenance request form will generate a check of the area of the complaint. Once verified, a work order will be issued to the road maintainers.

Jake Tucker discusses the Gang Mailbox. Postal inspector stated that in order to add the THR, a request would require forwarding the new route request to DC. Unlikely to happen.

Road signs need to be moved back. Benta mentions that she called and told they would be out the next day. Terry mentions to call Rural Addressing, Lola, to fix the issue. Benta says that she did that but to no avail.

Parcel division was addressed by Tom Gustason. Paul Thomey and Terry discussed the issue. Phil Brown discussed the legalities of dividing the properties. Bill Seward points out that the CC&R does NOT allow for division below 10 acres and that it cannot be changed. Phil addresses updating the declarations.

By Law amendments. 41 lots have voted. 36 in favor of amending the By Laws.

Infavor – 36

Nay – 4

Void – 1 (voted for both yes and no)

Election of Board of Directors: Edie – 23/Secretary

Bob – 22/President

Karen – 23/Vice President

Jake – 22/Vice President and Treasurer

Motion to adjourn meeting from Paul Thomey.

Seconded Terry.