

Tombstone Heritage Ranch General Meeting – 29 October 2022

Bob Peper – President - Present
Edie Gustason – Secretary - Present
Jake Tucker – Finance - Present

Jake Tucker opens the meeting.

Agenda Items

1. Call to Order and Welcome
2. Review and approval of 2021 Annual Meeting Minutes. Bob Peper motions to approve minutes as read. Bob Giles seconds the motion.
3. Report on the Status of the President of the Association. Bob Peper reports that his conditions is better than expected and that he is doing much better than the doctors expected.
4. Report by Acting President on the State of the Association
5. 2022 Financial Report, Presentation of the 2023 Budget.
 - a. Jake Tucker reviews the 2022 report.
 - i. Spent more money that we brought in. Explained that we work with the surrounding ranchers of the THR POA area to fix the fences.
 - ii. Insurance continues to increase.
 - iii. Legal expenses increase due to a property owners attempted to claim property damage due to weather. Bob Giles asks if there is a Certificate of Insurance from Dustin's Grading and Marty Steanart to cover any issues caused by the grading. Bob Peper stated that the POA initially received a copy of the COIs, but that he will get a current copy of their COIs. Ruth Evelyn states the maybe the POA should monitor the rainfall each year to show the correspondence to the road expenditures.
 - iv. Bob Peper states that legal releases are required to make any changes to wash outs.
 - v. Bob Giles asks about back POA dues. Nancy Hunter states that there are 38 property owners that have not paid their 2022 dues. The oldest is from 2014. She also states that the POA can foreclose on the properties, and in her experience, once the POA files for the foreclosure normally the property owner pays up. However, if they do not, then the POA can foreclose, and the POA then owns the land, and can sale the property. The money from the sale goes back in to the POA accounts.

- vi. Bob Giles motions to look in to the option and cost of doing the foreclosures. Doug seconds the motion.
6. 2022 Roads Report, Presentation of the 2023 Road Budget
 - a. Roads on North Side on Luz Da Vina
 - b. Ruth Evelyn reports that the road is no longer an issue and that is in the correct place.
 - c. Ruth Evelyn states that she has the paperwork that to change the road back to its original name from Luz Da Vina to Quarterhorse Lane.
7. Bob Peper motions to close out the 2022 Budget Report. Doug seconds the vote.
8. Election Results of (1) Board Member for the term January 2023-January 2026. Nancy Hunters announces that 28 votes came in, 25 votes for Bob Peper and 1 vote for Curtis Hofmann (Write in Candidate).
9. Concerns of Association Members
 - a. Assigning the positions of the POA Board Members. Edie discusses how the positions are assigned internally within the Board by the Board members. When someone is elected to the board, the board then votes for the person for a certain position.
 - b. Live streaming the General Annual Meeting. Bob Peper states that live streaming the annual meeting cannot occur during the actual meeting. Doug states that it would be a benefit for those who live in other states, may be on deployment, or have other family issues that prevent them from coming. Edie states that in order for the meeting to be streamed, it will require a spending of POA funds and cannot be done without an approval from 2/3 of the Property Owners. Bob Peper suggests to send it out to all property owners to vote on and Mike seconds the motion. Nancy Hunter suggests sending out the ballot for the streaming broadcast with the POA dues notice.
 - c. Nancy Hunter states that the POA dues go out in later in the year, and Bob Peper suggests that the POA dues notice be moved up to December 1st. Motion is seconded by Mike.
 - d. Sue Peper states the CC&R states the Board Members are not required to be a Resident of the State of Arizona. She would like to look in to this. Bob Peper states the he has discussed this issue with the POA Attorney and that it cannot be restricted but he would double check with the Attorney again.
 - e. Discussion of recent theft within THR boundaries. Bob Peper states that Craig Overly had lumber stolen from his property. Bob Peper states that it must be an inside job.
 - f. Upcoming Active Management Area Vote's potential effect on THR property (water rights, irrigation, property values, etc.) Edie discusses the slides from the AZDWR.
 - g. Clearing of the roads during monsoon season. Discussed above during the Roads Report.
 - h. Cattle guard on South side replacement
10. Open Discussion
 - a. Bente Jensen asks question about when did all this start with regards to the AMA. Bob Peper explains that this movement started a long time ago.

- b. Bob Giles addresses that we can expect a huge fire year. Jake Tucker discusses the open burn permit and the need to call in any smoke seen.
11. Closing Remarks
12. Next Annual Meeting, October 28, 2023
13. Next Board Meeting, TBD
14. Jake Tucker call for meeting adjournment. Bob Peper motions to adjourn meeting. Bob Giles seconds the motion.
15. Adjournment.

Edie Gustason, Secretary

Draft Minutes Awaiting Approval at next Meeting – 28 October 2023