

## Tombstone Heritage Ranch General Meeting – 28 October 2023

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

### Agenda Items

1. Call to Order and Welcome Jake Tucker opens the meeting.
2. Review and approval of 2022 Annual Meeting Minutes. Bob Peper motions to approve minutes as read. Ruth Evelyn Cowan seconds the motion.
3. Report from the President on the State of the Association.
  - a. NO real issue until Dustin's Grading service is grading the roads.
    - i. One phone call regarding the grading on the North Side by resident, Charles Hofmann, claiming that grading of road by his property should not occur as he owns half way in to the road and does not want the road graded.
  - b. Spends a lot of time calling people to get dues brought current. Too many lot owners are behind in their POA dues. Two owners are 7 years and 10 years behind.
  - c. Reminder to property owners present that even though the bank accounts show positive balances the POA must maintain a certain amount of money in the bank per law. Bob will get with attorney to find out the exact amount.
4. 2023 Financial Report, Presentation of the 2024 Financial Report.
  - a. Jake Tucker reports that only \$21,000 in dues received this year, which was \$4,000 less than the previous year. The road grading was only \$7,700; which is less than the previous year.
  - b. The cattle guard on High Lonesome Rd on the south side was repaired. The cost was split between a homeowner outside of the POA property and the POA itself. AZ Fish and Game will replace the guard eventually. Ruth Evelyn asked if we could send them a letter to remind them about replacing them. Jake said we would either send a letter or call them.
  - c. Jake discusses the amount of money he anticipates coming in for 2024.
5. Concerns of Association Members.
  - a. Tom Gustason brings up road sign damage and acts of vandalism. Road signs are continuously knocked down by someone backing over them, taped over, removed, and pulled out of the ground. One sign in particular, the NO TRESPASSING sign

located on the north side of Davis Rd entrance, is consistently vandalized and removed. Those POA members in attendance all voiced their opinions that the sign needs replacing on the north side of Davis Rd at the entrance to the property. Bob Peper suggests moving the sign closer to cattle guard by the other signs. Tom Gustason agrees to help move the signs. Bob Peper moves to reinstall said NO TRESPASSING sign by the cattle guard and Tom Gustason seconds the motion.

- b. Hunters trespassing on THR property. Ask them to leave. If they refuse, call the Sheriff's Department. There is **NO HUNTING WITH THR PROPERTY WITHOUT PRIOR COORDINATION WITH THE POA BOARD.**
  - c. Illegal human smuggling ongoing through the THR properties. **If you see something, say something.**
  - d. Speeds on THR roads. Ruth Evelyn Cowan talks about the speeding that occurs on both sides of Davis. All members in attendance agree that the vehicular traffic needs to slow down.
6. Election Results. 21 Property owners in total voted. Only 1 lot did not list their property number so that vote cannot be counted. 20 votes were casted for Jake Tucker. The next board member up for re-election in 2024 will be Edie Gustason.
  7. Recognition of Volunteer-Owners.
    - a. Board of Directors and Road Committee members.
  8. New Business.
    - a. Seeking new volunteers for the road committee. Gary Johnson volunteers for the South side and Craig Overly volunteers for the North side.
  9. Next Annual Meeting, 25 Oct 2024.
  10. Next Board Meeting, TBD
  11. Bob Peper calls for the meeting to be adjourned. Tom Gustason seconds the motion.

Edie Gustason, Secretary

Approval at next Meeting – 25 October 2024