

Tombstone Heritage Ranch General Meeting – 26 October 2024

Bob Peper – President - Present
Edie Gustason – Secretary - Present
Jake Tucker – Finance – President
Nancy Hunter – Bookkeeper – Telephonic
Phil Brown - Attorney

Agenda Items

1. Call to Order and Welcome Bob Peper opens the meeting and introduces the board and guests and those in attendance.
2. Review and approval of 2023 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. POA is in good shape. Only complaint received was in regards to the big wash on the big side. Fixed the signs that were not in compliance with the state roadway compliance. Another complaint was regarding the impediment of business. It is not the POAs responsibility to maintain the businesses egress/ingress routes.
4. 2024 Financial Report, Presentation of the 2025 Financial Report.
 - a. Lot of back dues and late fees paid. Still have one property owner that has not paid their dues since 2014. Jake Tucker reports that we had \$27,000 came in and with the rains being down, spending money for new signs, and one grading for the big wash on the north side.
 - b. Budget for next year is the same for next year. Bob Peper motions for approval of the Financial Report, Rick Rhodes seconds the motion.
5. 2024 Roads Report, Presentation of the 2025 Roads Report
 - a. Certain roads require AB compound. Stampede Path received ½ mile of AB compound, the corner of High Noon and High Lonesome and the corner of Royal Flush Court and High Noon will receive AB compound as well.
 - b. Budget for next year is \$22,000. Bob Peper motions for approval of the Roads Report, Tom Gustason seconds the motion.
6. Concerns of Association Members.
 - a. Bob Giles asks regarding those properties that are not maintained, lots of brush and tumble weeds, that can cause a major fire concern. Tom Gustason seconds the concern. Phil Brown suggests that if the POA does decide to clean up a

property, a lien could be placed on the property for doing so. However, if there is a fire, then normally the property owner pays for the fire department to come out and put out the fire. Ruth Evelyn Cowan states that there is always an issue when land is cleared, the grass grows back and then the following year the weeds grow as well. Bob Peper clarifies that his concern is if a fire happens can we have the right to put in a fire break. Phil Brown clarifies that we do not have the right to just put in a fire break just to put in a fire break.

- b. Charles Hofmann complains that he does not want the road in front of his property graded as he owns half of the road. Phil Brown clarifies that the POA has the maintenance easement right to grade the roads to 60 ft wide.
 - c. Heather Greenfield requests an amendment to the existing CC&Rs for the raising for pigs for the purpose of raising their own meat. Phil Brown suggests that conducting a survey to gauge the POA members position on the issue. Phil Brown suggests that he discusses the issue with the Board Members in private.
 - d. Property owner of lot 109 complains that the road is impeding on his property. The property markers have been located in the correct locations and the POA will not be conducting any other surveys.
 - e. Bob Peper suggests that the large trash containers along the corner of Royal Flush Court and High Noon be moved to the appropriate lots. Ruth Evelyn Cowan explains how they came to be located where they are.
7. Election of (1) Director to the Board for the term: January 2025 – January 2028. Bob Peper states that Edie Gustason has been re-elected to the board.
8. Recognition of Volunteer-Owners.
 - a. Road Committee members: Chairman, Jake Tucker, Members, Tom Gustason, Bob Peper, Gary Johnson and Craig Overly Sr. Bob Peper recognizes all of those who have volunteered to help out and answer the phones.
9. Old Business.
10. New Business.
 - a. Zoom meetings. Bob Peper asks Phil Brown regarding the legality of the Zoom meetings and commonness of it. Phil Brown states that it is more common now with the new technology. Joanne Patterson, owner of lot 160, on the phone, recommends and supports the Zoom meeting to support better facility participation. Edie Gustason reiterates that we are looking in to the legalities of doing such. Ruth Evelyn Cowan and Bob Peper suggests that a 3rd person runs the Zoom portion of the meeting. Phil Brown states that a POA members rights can be suspended along with their votes. Bob Giles suggests that a motion be made to

put out the information to the entire POA. Bob Peper motions for a Newsletter to go out to the entire membership addressing this concern. Joanne Patterson agrees to send in her concern in an email to express her opinions and to make it a part of the record.

- b. Noise. Bob Peper raises a concern over noise, as a property owner and not as the POA Board of President. Phil Brown addresses that it is already addressed in the by-laws regards a nuisance section. Jake Tucker points out there should be a County Ordinance that should address a noise level. Edie Gustason suggests that the County Ordinance be checked for decibels levels and then go from there.
 - c. Ruth Evelyn Cowan discuss the wash on the north side on Mountain View becoming deeper and deeper each year. It is to the point that a truck pulling a trailer can no longer go through there safely. She suggests putting gabions in to reduce the further erosion of the wash.
- 11. Announcement of Election Results and Closing Remarks. Nancy Hunter reveals that Edie Gustason has officially been re-elected for the term of the next three years.
 - 12. Next Annual Meeting, 25 Oct 2025.
 - 13. Next Meeting of the Board, TBD.
 - 14. Adjournment. Bob Peper motions to adjourn the meeting. Bob Giles seconds the motion.

Edie Gustason, Secretary

Approval at next Meeting – 24 October 2025