

Tombstone Heritage Ranch General Meeting – 27 October 2018

Bob Peper – President - Present

Edie Gustason – Secretary - Present

Jake Tucker – Finance - Present

Karen Thomay – Telephonic

Bob Peper opens the meeting.

Agenda Items

1. Establish quorum
2. Reading of 2017 Annual Meeting Notes
3. 2018 Financial Report & 2019 Budget
4. Road Policy
5. 2018 Road Maintenance Report & 2018 Budget
6. Old Business:
7. New Business:
 - a. Open Discussion
8. 2 Annual Meeting set for October 27, 2018
 - a. Need to determine location
9. 2018 Board of Director Meetings to be announced on website
10. THR-POA news to be posted on website.

1. Bob Peper motions approval of 2017 minutes. Tom Gustason seconded it.
2. Bob asked Jake to address the 2018 Budget. Jake explains the budget numbers with the assistance of Nancy Hunter. Bob Peper motions to accept Financial Report. Jadi seconds it.
3. Tom Gustason address the road maintenance report.
 - a. North Side improvements
 - i. Addresses new road signs
 - ii. Addresses roads and washes
 - b. South Side improvements
 - i. Addresses new road signs
 - ii. Addresses roads and washes
 - iii. Addresses access to property owners land
 1. Complaint from north side land owner
 - c. Bob Peper motions that Road Maintenance and Budget Report be accepted. Jake Tucker seconds it.
4. Bob Peper address old business.
 - i. Road Maintenance Policy
 1. Complaint form on the website.
 2. Edie explains that complaint process.
 3. Jake explains why the process is there.
 - ii. Outstanding PO Box key.
 1. Edie suggests to just rekey the box.
 2. Nancy Hunter will have the box rekeyed.
 - iii. Bob address postponing changing the POA dues until next year in anticipation of upcoming expenses.

5. Bob Peper addresses new business.
 - a. Fences
 - i. George Morin, not a property owner, addresses the fence on the south southeast side.
 - ii. Dennis Moroney, lot 1, address fences surrounding THR properties. Open grazing laws, fences, and the possibility of fire hazards.
 - iii. Jackie Watkins, Director of Cochise County Highways and Floodplains
 1. Addresses the cattle guards
 - a. Proposes easement agreements with property owners to install gates 100 feet back
 - b. Will have fence come to cattle guards
 - c. Gates will be put in on each side of cattle guards to allow cows to be removed from Davis Road.
 2. Bob Peper recommends that Jackie send proposal to board in writing for further discussion and recommendation
6. Bob Peper motions of Election of Board of Directors.
 - a. Edie Gustason re-elected as Secretary.
 - b. Thanked Karen Thomey for her service to the POA.
 - c. Boards of Directors is now three members instead of 4.
7. Bob Peper motions to adjourn. Tom Gustason seconds the motion.

Edie Gustason - Secretary