

## Tombstone Heritage Ranch General Meeting – 23 October 2021

Bob Peper – President - Present

Edie Gustason – Secretary - Present

Jake Tucker – Finance - Absent

Bob Peper opens the meeting.

### Agenda Items

1. Quorum established.
2. Reading of 2019 Minutes. The 2020 General Meeting was canceled due to COVID.
  - a. Bob Peper motions to approve 2019 Minutes.
  - b. Ruth Evelyn Cowan seconds the motion.
3. Report of the President on the State of the Association.
  - a. Bob talks about only receiving one written complaint regarding the roads.
    - i. Person complaining used a proxy, also a property owner, to make complaint.
    - ii. Hofmann's attorney sent a letter to POA.
    - iii. Letter given to POA Attorney.
    - iv. Issue resolved.
  - b. Hunting on Tombstone Heritage Ranch land.
    - i. Policy on website.
  - c. Bob asks Nancy Hunter about the requirements for a "rainy day Fund".
    - i. Nancy is unaware of any legal statute. She will do some research to find out.
  - d. Pass Due POA dues.
    - i. Properties will receive a lien
      1. 16 properties
    - ii. Nancy will send another round of POA dues to those that are outstanding.
4. Nancy Hunter addresses the 2021 Financial Report
5. Bob presents the 2022 Budget
6. 2021 Road Maintenance Report & 2022 Budget
  - a. Bob Peper discusses the expenses on the Roads for 2021.
    - i. Higher than normal.
7. Bob Peper motions that the 2021 Budget be accepted. Ruth Evelyn Cowan seconds it.
8. Bob Peper motions that the 2022 Budget be accepted. Robert Giles seconds it.
9. New Business: Open Discussion
  - a. Bob Giles asks about the hunting and legal consultation.
    - i. Bob Peper talks about the ingress/egress routes as limited access. The Sheriff department mentions putting a sign at the entrances.
    - ii. Nancy Hunter discusses how another subdivision handles this hunting situation.
    - iii. Putting signs around the exterior of the subdivision.
    - iv. Bob Peper will research the requirements for distance and placement of NO HUNTING signs.

- b. Ruth Evelyn discusses new Fish and Game Officer at White Water Draw, Tom Stewart.
  - i. Ruth points out that hunters from out of town not following rules and do not have a hunting ethic.
  - ii. Ruth points out that some hunters are parking on Davis Rd and jumping fence to hunt.
- c. Bob Peper discusses the cattle guard on the south side.
  - i. Needs repair. Also need to figure out who owns the cattle guard.
  - ii. Edie suggests the board contacts Jackie at Cochise County Roads.
- d. Bente Jensen addresses the situation with her property.
  - i. Road access to her property needs to be clear.
  - ii. Needs an emergency entrance/exit to property.
    - 1. Wants to know what to do if they are flooded and can't get out.
    - 2. Bob Peper recommends that the board take a look.
- e. Ruth Evelyn Cowan discusses the illegal traffic and increase in sightings
  - i. RV at windmill was broken in to.
  - ii. Camo clothes and carpet booties
    - 1. Just west of the black gate at Equine and Wines
    - 2. MM10 bridge
  - iii. Expecting an increase in activity.
- f. Bob Giles asks about open flames, past fires and the possibility of future fires.
  - i. Edie stated that there is a statement on the Website that says NO OPEN
  - ii. Bob Giles requests a sign be placed at the entrances.
  - iii. Bob Peper suggests that the board will address this issue
    - 1. Bob Giles states that the individual that starts the fire should be held responsible.
    - 2. Ruth Evelyn asks what is the POA liability for not addressing this issue.
- g. Ruth Evelyn discusses the wash situation and fence line.
  - i. Wash outs need repair on big wash.
- h. Bob Giles addresses situation with property owners removing dirt from the right away on roads.
  - i. Bob Peper states that the offending person is a relative of a property owner.
  - ii. Bob Giles recommends that fines need to be enforced for those who do this.
  - iii. Bob suggests the board address the issue.
  - iv. Ruth Evelyn suggests a camera.
  - v. Bob Peper states that would involve the property owner for the wash.
  - vi. Sue Peper suggests
  - vii. Nancy states that the other subdivision has this issue addressed in the CC&Rs.
    - 1. Bob Peper and Ruth Evelyn ask for a copy of that.
    - 2. Bob Peper will get with attorney to see what can be done.

#### 10. Recognition of Volunteers-Owner

- a. Board of Directors: Edie Gustason, Jake Tucker
- b. Road Committee: Jake Tucker, Tom Gustason

- c. Book Keeping: Nancy Hunter
- 11. Election of (1) Director to the Board for the term: Jan 2022-Jan 2025.
- 12. Announcement of Election Results . 3 year term.
  - a. 33 property owners (lots) responded.
  - b. 25 votes for Edie Gustason
  - c. 8 votes for Ken Williams.
- 13. Next Annual meeting: 29 Oct 2022
- 14. Bob motions to close the meeting. Bob Giles seconds that motion.

Edie Gustason, Secretary

2021 Minutes Approved – 29 October 2022