



4HRPOA Board Meeting

December 1, 2007

Time: 1:00pm – 3:00pm

Valle Airport, Valle, AZ

--- Minutes ---

Call to Order

Meeting called to order at 1:00pm

Roll Call

Tim Starnes
Tom Makofske
Michael Aversa
Thad Johnson

Elmer Keck
Bob Carver
Linda Carver
Steve Shields
El Johnson

Approve Aug 25, 2007 Meeting Minutes

Minutes reviewed, motioned for approval and unanimously approved

Action Item Follow-Up from 08/25 Meeting:

- Road Maintenance
 - Grading
 - Annual Fall grading in process, common roads will also be graded in December
 - Flooded Areas Repair
 - Poquette Tank: repair bid came in at \$10,103 and was determined to be too expensive for the number of times it floods (2 in the last 5 years) and the number of members impacted by the flooding, so a motion was made to allocate up to \$500 for minor repairs during the Fall grading pass. **Action:** *Thad will contact Fast Fred to initiate the repair*
 - High Butte / West Bright Sky / Fire Sky: two repair phases are needed, the first is to fix the drainage down High Butte (bid at \$6951 not including cinders), and the second to raise the stretch of West Bright Sky between the two other roads (bid at \$22,263). A motion was made and unanimously passed to complete the High Butte drainage during the Fall grading. **Action:** *Thad will contact Fast Fred to initiate the repair*
 - Concern was expressed that the repair to Latigo Road resulted in a very dangerous turn due to the deep ditch along the road, and that the repair was made using a potentially non-licensed contractor. Motion was made and unanimously approved to meet with the HMR Roads Committee to discuss our concerns, and request that additional work be done to the current repairs to make them safer using funds from next year's joint HMR/4HR Common Road funds without jeopardizing the planned three Common Roads gradings. **Action:** *Thad will contact Ernie Web to schedule a Joint HMR/4HR Roads Committee meeting*

- Land Locked Property Update
 - There have been no further requests from land-locked property owners for legal access to their properties through Four Hills Ranch. We have not spent any money on lawyers with regard to land-locked properties, but are staying in touch with Howard Mesa Ranch as they work through a formal land-locked request through their property. Coconino County worked with the Railroad, land-locked property owner, and Howard Mesa Ranch to find a solution for everyone involved, however Howard Mesa Ranch has not heard back from the person that had formally requested legal access to their property in Clear Air Estates for over 4 months.
 - During the discussion, there was a question raised as to the status of the State Trust Land easement on Big Elk Road. **Action:** *Thad volunteered to contact the HMR Board to get an update.*
- RV Storage Clarification Update
 - **Action:** *Michael will create and adopt a Rule (per Section K of the CC&Rs) regarding RV storage on property before the next Board Meeting. This Rule will carry with it remedies, fines, penalties, etc.*
- Additional Outsourcing Tasks
 - The discussion of the possible outsourcing of additional tasks (besides bookkeeping and mailings) was postponed until after the Association's financials have been formally transferred from Sherrian Bloomquist to Michael Aversa -- planned to be completed in December 2007.
- North Entrance (mile 207) Questionnaire
 - A motion was made and unanimously approved to postpone doing a questionnaire to determine the number of members that use and would like to include the HMR north entrance south of Hwy 64 mile-marker 207 as part of the common roads until next year's General Meeting.
- Permanent Dates for General and Regular Board Meetings

Board Meetings will occur on the first Saturday in these months:

March	Plan Annual May Meeting & Spring Road Maintenance
June	Take Action from Annual Meeting
September	Plan Fall Road Maintenance
December	Prepare for Year-End Updates / Activity

Meeting announcements will not be mailed out for future Board meetings. Instead, an announcement and agenda will be posted at www.4hrpoa.org prior to each meeting.

2008 General Meeting proposed to be held May 17, 2008, 1:00m – 3:30pm, at the Young Life Camp in Williams, AZ. **Action:** *Tim volunteered to contact the Young Life Camp to find out price and availability.*

New Topics:

- Financials
 - Current Financials:
 - Current Bank Account Balance \$52232.13
 - Outstanding Check - 104.00
 - Outstanding Road Work - 4217.63
 - Projected 2007 Ending Balance \$47910.50
 - The 2006 AR reconciliation has been completed. **Action:** *Michael will create a formal 2006 Balance Sheet and Profit / Loss Statement for the Association by*

12/7/2007. **Action:** Thad will forward the 2006 year-end documents to our bookkeeper to reconcile 2007.

- The 2008 Budget needs to be completed by January 15, 2008. A motion was made and approved that the budget be created and reviewed by the Board via email. The estimated Roads budget for next year is \$72K. **Action:** Michael will create a 2008 budget and send it out to the Board via email for review and approval.
- 4HR Community Planning Committee
 - A motion was made and unanimously approved to kick-off the committee at the 2008 General Meeting
- Violation Letters/Notice to 4HRPOA members
 - The discussion on this topic was postponed to the next Board meeting so that Sherrian Bloomquist could participate
- Coconino County vs Board enforcement of our CC&Rs
 - The discussion on this topic was postponed to the next Board meeting so that Sherrian Bloomquist could participate
- Title Changes – procedure for completing HOA demand requests
 - Updating the process for responding to Title Company requests was postponed until after the Association's financials have been formally transferred from Sherrian Bloomquist to Michael Aversa -- planned to be completed in December 2007.
- Welcome letter to new owners
 - The discussion on this topic was postponed to the next Board meeting so that Sherrian Bloomquist could participate
- Adopt A Highway
 - A motion was made and unanimously approved to postpone the discussion and solicit volunteers for picking up trash along a stretch of Hwy 64 to the 2008 General Meeting.

Open Forum

- Bob Carver, one of our property owners, is interested in meeting his neighbors and would like anyone interested in sharing contact information with him to email him at happylindajc@cox.net.
- Steve Shields asked if we had contacted APS to find out how much it would cost to bring power to Four Hills Ranch. The Board has not pursued APS on the matter. A suggestion was made to have the Planning Committee consider the topic and possible criteria such as burying power cables.

Rate the Meeting

Meeting Rating (7=high, 1=low) was: 7,7,6,6,5,5,5,3,3

Improvements for next meeting:

- Stay more focused on agenda topics but at the same time
- Allow structured time for public participants to provide input on agenda topics

Continue to do at the next meeting:

- Cover all agenda topics
- Allow public participants access to Board issues and discussions

Adjourn

Meeting adjourned at 2:50pm