



4HRPOA Board Meeting

December 06, 2008

Time: 10:00am – 2:20pm

Best Western in Williams

Williams, AZ 86046

--- Meeting Minutes ---

Call to Order

10:15am: Meeting called to order by Sherrian Bloomquist

Roll Call

Board Members Present:

Sherrian Bloomquist, Vice President

Peggy Starnes, Treasurer

Brad White, Alternate Board Member

Tom Makofske, Secretary

Not Present:

Thad Johnson, President

Jennifer Marshall, Vice President

Board Quorum achieved with 4 members present

POA Members Present:

Tim Starnes

Elmer Keck

George Riojas

Rosano Unsquez

Opening Reviews

- Copies of the Agenda were passed out
 - Sherrian Reviewed Procedure for Member Participation in Board Meeting
 - Approve September 6th Board Meeting Minutes
- Motion** by Tom Makofske to approve September 6th Board Meeting Minutes
Second by Sherrian Bloomquist
Motion Passed with unanimous vote of 4

Action Item Follow-Up from 09/06 Meeting:

- Update on New Fire-Rescue Dept (High Country Fire Rescue - HCFR)
Richard Nix from the Fire Department gave an excellent presentation on the capabilities and plans for the new volunteer Fire/Rescue Department. Here are some of the highlights:
 - Provide Service in the rural communities between Valle and Williams and as far West as Ashfork
 - If you call 911 or the Sheriff for Fire or Rescue support, HCFR will be the first responder for the 4HR area

- Currently the Department consists of 12 volunteers and they have 2 fire trucks and 1 rescue truck
- HCFR are looking for additional volunteers
- Plan to allow time at the Annual Meeting for Richard Nix to present HCFR to the property owners
- Status of 4HRPOA Web Link to 4HillsRanch.net
 - Motion** was made by Brad White to add link on the 4HRPOA Web site to link directly to the Forum page on the 4HillsRanch.net web site (the Bloomquist's personal web site). It could be called something like "Community Chat".
 - Second** by Peggy Starnes
 - Motion Passed** with unanimous vote of 4

Sherrian will identify the exact cost of the Forum. In the June 07, 2008 Board Meeting, it was agreed that because the site will be used by 4HRPOA members and be accessible from the Official 4HRPOA web site, the POA would pay for half the annual cost of the Forum.
- Review of Welcome Letter to New Owners and "New Members" Web Link
 - The new Welcome Letter has been sent to 6 new members so far. Besides welcoming the new members, it has information about the POA and how to access the official POA documents (CC&R's, POA By Laws, etc)
- Open Question - Does the 4HR Liability Insurance cover a person injured while driving the 4HR Roads?
 - If an accident occurs while driving on the 4HR roads, claims would be reported to the automobile(s) insurance companies, as they would be responsible to cover the claims. If a property owner created a "hazard" on the road which caused an accident, the property owner "could" be held responsible. It is the POA's responsibility to be responsive in alerting drivers of hazardous road conditions (not normally found on rural unpaved roads – ie washed out roads).
- "Adopt a Road" or "Mile" Program
 - There are 2 parts to this topic.
 1. "Adopt a Road", which is where the 4HRPOA members can adopt a section of Road along Hwy 64, and patrol the roadway picking up trash during select times of the year (believe quarterly).
 - Motion** was made by Brad White to revisit this topic during the Annual Meeting to determine the feasibility by seeking a chairperson and other volunteers
 - Second** by Peggy Starnes
 - Motion Passed** with unanimous vote of 4
 2. Adopt a Road by improving a section of 4HR Road. Anyone can improve a section of 4HR Road at their own expense, but the improvement must be approved by the Board and Road Committee to insure standards and guidelines are followed.
- Review of our POA documents for accuracy and compliance
 - Tessa Ricar has done extensive review of the POA Documents and has identified a number of areas where the Documents should be updated based on clarifications of the CC&R's by the Board in past meetings (published and approved Board Meeting Minutes). Examples of such changes are:
 - Proxy Voting
 - Travel Trailer and RV use clarifications
 - Land Locked Properties

Motion was made by Peggy Starnes for Sherrian and Brad to update the CC&R's and other documents with the clarifications so they can be approved at the next Board Meeting.

Second by Brad White

Motion Passed with unanimous vote of 4

Finances

- Review of Current Finances and AR Provided by Mary Jo Heher
Peggy distributed and reviewed a current copy of the Balance Sheet and P&L Statement. There is approximately \$20,000 in the Bank account with an outstanding receivable of about \$36,000.
Peggy will be creating an Annual Budget, which will be reviewed with the POA Members during the Annual Meeting in June.
- Liens, Collections, etc
There were 32 liens placed on property owners for approximately \$36,000. Recently, property foreclosure notices have been received by the treasurer. A procedure will be developed on how best to process these notices and obtain any outstanding balances (liens) placed on these properties.

Road Updates

- Fall Road Update (Status-culverts, grading, etc)
Tim reported that all the committed road work has been completed for the year. The roads are holding up well so far, but the true test will be how they hold up after the winter season.
- Approve "Roads Committee Operating Policies" (from 3/01/08 meeting)
The Roads Committee has been operating using these policies for some time, but they had just not been formally approved.
Motion was made by Tom Makofske to approve the Roads Committee Operating Policies
Second by Peggy Starnes
Motion Passed with unanimous vote of 4
- Preliminary Roads Plan for 2009
The 2009 Road plan is continuing to follow the prior 5 year plan put in place. The road Committee is currently pursuing bids for the 2009 road work. There may be additional work performed along High Butte road due to the excessive damage from prior rains and the likelihood that the damage will continue to happen until drainage is corrected.
- Update on Welcome Sign Plans at Espee Road Entrance into 4HR
The thought is to have a Rock Wall built to hold an engraved plaque welcoming folks to 4HR at the Espee Road Entrance. Rocks could be supplied by everyone bringing a rock from their property with them to the General Meeting in June and having volunteers build the wall. This will be mentioned in the News Letter sent with the Annual Meeting announcement.
Motion was made by Brad White for Tim Starnes to identify the costs for sand, mortar, engraved plaque, etc, to build a Rock Wall to hold an entrance sign at the 4HR Espee Road entrance.
Second by Peggy Starnes
Motion Passed with unanimous vote of 4

- Road Signs Update – Fix Existing Signs (replace Screws with bolts)
Motion was made by Brad White to replace all missing and downed street signs with county approved signs as needed. Road Committee would be responsible to replace signs.
Second by Tom Makofske
Motion Passed with unanimous vote of 4
- Special Assessment Review
 Fee increases were approved last year, so for now any special assessments will be postponed, but the Board will continue to monitor the costs of road maintenance and general condition of the roads.

New Business:

- Land Locked Property Access within 4HR and “Land-locked property owner notice”
 Thad created a couple letters to be distributed to select land locked property owners and Realtors showing land locked properties. The Board will review the letters and determine the recipients prior to sending them.
- Review Arterial road status of W. Bright Sky Trail
 The Road Committee will review if the last section of West Bright Sky Trail should be considered an Arterial Road due to its additional use by adjoining properties.
- Property Tax Increase
 A special note regarding property tax increases (and probably decreases in the next two to three years) will be mentioned in the Newsletter
- Signs and Notices
 - Speed Limit Signs at Entrances
 - Snow warning posts along deep culverts and next to culverts
 - Fire Risk warnings

The Board felt that where Speed Limit Signs are nice, there is no enforcement and experience suggest it's more likely drivers will ignore the speed signs. Warning signs, indicating “rough road” or “sharp curves with minimal visibility” would be more beneficial, especially for those property owners who visit occasionally and are unfamiliar with the roads.

Motion was made by Brad White to use a Property Owner survey to help in identifying locations on the road where warning signs should be placed. The Road Committee would coordinate the creation and coordination of the survey.

Second by Peggy Starnes
Motion Passed with unanimous vote of 4
- Facility Booking for Annual Meeting (The Railway, other)
 Additional investigation on locations and costs will continue to be conducted. The current options include Miss Kitty's (used last year), The Railway (which would seat between 100-120 members), and the Middle School in Williams (where it has been held in the past).
- Other

Announcements

Membership Questions/Comments

Closing

- Rate the Meeting

Due to the length of the meeting, there was no "Rating of the Meeting"

- Adjourn

Motion was made by Tom Makofske to adjourn the

Second by Brad White

Motion Passed with unanimous vote of 4

Meeting Adjourned at 2:20pm

Tom Makofske, Secretary, Four Hills Ranch POA