

# Santa Fe Ranch

## Property Owners Association, Inc.

### DRAFT NOTES

The following information is provided as a service to the members of the Association in the form of "Draft Notes" taken at the Board of Director's Meeting held on October 25, 2004. These draft notes are subject to change, and will not be deemed the Minutes for the meeting until reviewed, changed or amended and approved by the Board of Directors. They are being made available for informational purposes only.

### Board of Directors Meeting October 25, 2004

- I. Call to order
  - A. The meeting was called to order by Board President Joan Johnson at 9:00 A.M. at the Yucca Fire Station in Yucca, Arizona.
  - B. The Board Members in attendance signed the Waiver of Notice.
- II. Roll Call
  - A. Board Members: Jerry Albers, Joan Johnson, Dan Rynders, Michael Sawhill and David Bourbeau were present.
  - B. Manager: Steve Buck, Property Management Services, was present.
  - C. Guests: All guests who attended signed in, and the sign-in sheet will become part of the Minutes of that meeting.
- III. Approval of the draft notes of the October 4, 2004 meeting of the Board.
  - A. Approval of the draft notes taken at the October 4, 2004 meeting as Minutes was tabled until the next meeting of the Board, to allow for the sign in sheet to be added to the notes.
- IV. Manager's Report
  - A. Financial Report
    1. Delinquent Assessment Report was reviewed.
      - a. Michael Sawhill agreed to use the Delinquent Report for the purpose of having his office confirm that those who owe more than \$800 are still shown as the parcel owners of the delinquent parcels on the developer's records.
      - b. Joan Johnson asked how much research had been done on the list to confirm that the owners listed, were in fact still owners of the property indicated. The manager agreed to provide that information for the next Board Meeting.
    2. The list showing only those owners who have not paid their 2004 dues only was reviewed.
    3. The Board asked that a break out be provided showing the number of full 40-acre parcels and a list of any lots that have been split.
    4. Proposed 2005 Budget was presented by the Manager, reviewed, discussed and amended by the Board.
      - a. A MOTION was made (Mr. Albers) seconded (Mr. Bour-beau) and unanimously approved to approve and accept the 2005 Budget as amended by the Board and continuing the Annual Dues for 2005 at \$95 per parcel per year. It was further approved that the Manager was to prepare the Annual Dues Notice to the members for mailing by December 1, 2004 and should include a copy of the approved Budget for 2005, after final review and approval of the printed Budget by the Board. Said dues are due by January 1, 2005 and delinquent February 1, 2005.

V. Old Business

A. The Web Site Development update.

1. Efforts continue to finalize the Association's web site up and activate it for use by the Board and Association Members. Joan Johnson reported that the final product is nearly complete and would be available in the next couple of weeks.

B. The Newsletter Update.

1. Joan Johnson indicated that the Newsletter should be available for distribution within a couple of weeks and was delayed due to illness of the party preparing the Association's Newsletter.

C. Update on the efforts of Board Members to meet with Mohave County Representatives.

1. Joan Johnson reported that she and David Bour-beau attended a recent Planning and Zoning Commission meeting where Ray Powell, who owns a section of land near Roy Rodgers and Red Barrel, that is not part of this Association, was going through the County attempting to rezone his full section of land into five-acre parcels. Joan Johnson indicated she spoke to the Planning and Zoning Commission indicating her concern that this new subdivision would increase traffic on the Association's roads to access the new subdivision yet Mr. Powell would not be required to support the maintenance of the Association's roadways, which did not seem appropriate. Joan noted that the County failed to approve the re-zone.
2. Joan Johnson has continued with her efforts to set up a meeting with Chris Ballard, Director of Planning and Zoning for Mohave County, to discuss concerns over how the County treats members of Santa Fe Ranch P.O.A. regarding allowing old mobile homes being used for storage, and being allowed under the permitting process. The meeting most likely will be during November. She will report back to the Board, after the meeting.

D. Status of Bylaws Amendment Review.

1. The letter explaining the concern for not amending the quorum requirement all provisions of the Bylaws for the change voted on at the last annual meeting, and asking for assistance to make the necessary changes has been mailed to Mr. Raoul Jacques. The Manager will follow up on the letter and report back to the Board by the next meeting.

E. Status of fencing at the Santa Fe Ranch Road cattleguard at Rainbow.

1. Emergency road work has taken precedence over Boriana Construction's efforts to fix the fence adjacent to the cattleguard they rebuilt.
2. The Board requested that Boriana Construction fix the fence at this cattleguard as soon as practical since it was part of the bid for the cattleguard work previously performed.

VI. New Business

A. Plans for the Annual Meeting

1. Nominating Committee (Mr. Bour-beau and Mr. Albers)
  - a. The members of this committee are working on a letter to be mailed with materials that are due to go out December 1, 2004, inviting the members contact the Nominating Committee with a letter expressing their interest and their biographical information.
  - b. The deadline for receipt of the letters of interest is December 20, 2004.
  - c. The committee will make their recommendations to the Board on January 20, 2005.

2. Meeting Committee (Dan Rynders, Joan Johnson, Darrell & Pam Johnson, Jim Rooney Chuck Bennett, Sandy Bradley and Steve Krzyminski)
  - a. The 2005 Annual Meeting will be staged at the home of Darrell and Pam Johnson Lot # 2738 on Saturday, February 19, 2005.
  - b. The schedule of events shall be as follows:
    - 7:00 A.M. **Set up for Meeting;**  
Chairs, Registration, Coffee & Donuts (provided by vendors), Parking.
    - 8:30 A.M. – 9: 45 A.M. **Registration;**  
Set up with 5 regular tables manned with 2 people each for a total of 10 volunteers. Name tags will be provided for owners and guests.
    - 10:00 A.M. **Start of the Annual Meeting.**
    - 12:00 P.M.- 1:30 P.M. Guests will be invited to mingle and eat food provided by independent vendors.
    - 2:00 P.M. – 4:30 P.M. **Tour of Homes.**
    - 6:30 P.M. – 7:00 P.M. Guests will be invited to dine, at their own expense, at Golden Horseshoe 4501 London Bridge Rd. Lake Havasu
  - c. The next meeting of the Meeting Committee will be on November 22, 2004 at the home of Darrell and Pam Johnson located on Parcel #2738 at 9:00 A.M.
  - d. Since several property owners in attendance had concerns over the clarity of the proxy and notice previously used by the Association the Board asked the Manager to have the Association's attorney Bob Brooks review the proxy and meeting notice materials for proper formatting and clarity.

VII Board Member Input

- A. David Bour-beau requested that the Association come up with a Five Year Capital Improvement Plan listing the road improvement projects that will need to be addressed by the Board.
  1. Lawton Cavalier and Steve Buck agreed to come up with such a plan by the next Board meeting.
- B The Board asked the Manager to be sure to mail the letter to the property owner of Parcel #860 demanding that the two mobile homes being used for storage containers be removed no later than November 30, 2004, since they are in violation of the C.C.&R's.

VIII Membership Input

- A. Sandra Bradley indicated that with the massive amount of rain in the storm that occurred in the prior week she wanted to note the following list of road conditions:
  1. Along Butch Cassidy at Creosote and Sundown, the road is washed out.
  2. Santa Fe Ranch Road is washed out.
  3. Fireside between Pipeline and Butch Cassidy, you must use 4-wheel drive.
  4. Butch Cassidy and Crystal Springs, the west side of the road is washed out.
  5. The intersection of Mesquite and Billy the Kid is washed out.
  6. Creosote from Butch Cassidy to Jesse James is washed out.
  7. The culvert on Doc Holliday needs to be repaired
- B. Jim Rooney suggested that the association consider building something in the order of a community center for holding annual meetings. No action was taken on this matter.

IX. Schedule the next meeting.

- A. The next meeting will be on Monday December 13, 2004 at 9:00 A.M. at the Yucca Fire Station to review the Annual Meeting materials.

X. Adjournment

- A. There being no additional business to come before the Board, the meeting was adjourned at 11:20 A.M.