



Four Hills Ranch POA

2018 Annual Meeting

June 9, 2018

Meeting Time: 1:00pm – 3:00pm

Social Hour: 3:00pm – 3:30pm



Agenda – Call to Order

➤ Agenda - Opening

➤ President's Welcome and Remarks

➤ Introductions

➤ Updates: 1) Thefts 2) Game Cameras

➤ Owner Participation

➤ Please limit question or comment to 2 minutes

➤ Disruptive behavior will not be tolerated

➤ No alcoholic beverages allowed on premises



Agenda – Opening (Continued)

- ▶ Four Hills Ranch POA Membership & Description
- ▶ 421 Members, 485 parcels
 - ▶ 50% AZ, 31% CA, 19% other states
 - ▶ Full Time Residents: Ranges from 10 – 20
- ▶ Annual Meeting
 - ▶ Quorum: 10% of total number of parcels represented in person or by mail
- ▶ Board Meeting Schedule: Usually 1st Saturday
 - ▶ March – June – September - December



Agenda – Board Member Election

- Elected by Landowners – requires a quorum
 - Quorum: Ballots representing 10% of 485 parcels
 - Term: 3 years
- Board Appointments - Optional
 - Term: 1 year
 - Attend meetings – vote only if quorum not present
- If you haven't already voted – Vote Now!



Agenda – High Country Fire & Rescue

- ▶ Description of HCFR
 - ▶ Formed in 2008 with one Fire Engine & Rescue Ambulance
 - ▶ Now: 3 Fire Engines, water tender, Command/EMS quick response vehicle, and new rescue ambulance.
 - ▶ Not tax-based – supported by memberships (FHR \$4,000/yr)
 - ▶ **Fire Chief: Robert Trotter.** All men and women are volunteers
- ▶ Services Provided by HCFR
 - ▶ Available 24/7, 365 days a year
 - ▶ Average 230 calls per year
 - ▶ Fire suppression, wildland fire suppression, emergency medical services, injury accidents, and CPR training
- ▶ Contact Information
 - ▶ Emergency Call 911
 - ▶ Business 928-635-9988



Agenda – Election Results

- ▶ Candidates Elected to the Board
 - ▶ Sherrian Bloomquist
 - ▶ Tony Kack
 - ▶ Dennis Van Roekel

- ▶ Term: 2018 - 2021



Agenda – Treasurer’s Report

- ▶ **Financial Documents - Handouts**
- ▶ Annual Compilation
 - ▶ Susan E. Butler, CPA, PLLC
 - ▶ Conducted FHR review since 2006
 - ▶ Not an audit but provides a full review of all POA revenue and expenses
- ▶ Financial Reports
 - ▶ Robert Weiss, CPA
- ▶ Posted on website, copies available upon request



Agenda – Treasurer's Report (Continued)

- ▶ Overview of Report
 - ▶ Balance Sheet (Accrual) – Prepared by Susan Butler
 - ▶ Profit & Loss (Cash) – Prepared by Robert Weiss
 - ▶ Account Balances

Balance Sheet – Year End

Accrual Basis	12/31/15	12/31/16	12/31/17
Cash/Equivalent	\$ 115,114.48	\$ 164,340.32	\$ 190,239.85
Accounts Receivable	109,278.32	97,778.31	104,148.57
Prepaid Expenses	2,800.00	0.00	0.00
Current Assets	227,192.80	262,118.31	294,388.42
Fixed Assets	36.37	0.00	0.00
Total Assets	\$ 227,229.17	\$ 262,118.63	\$ 294,388.42
Total Liabilities	\$ 1,876.00	\$ 1,040.00	\$ 1,752.00
Fund Balances	225,353.17	261,078.63	292,636.42
Total Liabilities & Fund Balances	\$ 227,229.17	\$ 262,118.63	\$ 294,388.42

Profit & Loss – Year End

Cash Basis	12/31/15	12/31/16	12/31/17
Total Income	\$ 112,997.94	\$ 120,910.41	\$ 113,283.04
Expenses (<u>Major</u>)			
Contract Services	\$ 0.00	\$ 8,000.00	\$ 4,000
Professional Services	(23%) 25,589.46	(10%) 12,542.17	(9.5%) 10,762.28
Road Repairs	3,805.00	0.00	8,740.00
Road Maintenance	(42%) 47,100.00	(40%) 48,484.00	(62%) 61,842.50
Total Expenses	(72%) \$ 80,898.49	(61%) \$ 73,637.95	(79%) \$ 89,338.93
Net	\$32,113.82	\$47,286.86	\$24,018.53

Account Balances

	12/31/16	12/31/17	5/31/18
Accounts			
National Bank	\$ 126,881.07	\$ 104,225.13	\$ 98,491.17
MMA Savings	\$ 20,029.54	\$ 118,827.88	\$ 118,911.08
Savings – FHR CR Reserves	\$ 8,768.18	\$ 0.00	\$ 0.00
FHR/HMR CR 60/40 Split	\$ 8,685.15	\$ 14,245.00	\$ 16,595.00
FHR/HMR CR Reserve 60/40	\$ 0.00	\$ 7,245.67	\$ 7,249.32
Total	\$ 164,368.32	\$ 244,543.68	\$ 241,246.57



Treasurer's Report – Two Important Takeaways

- ▶ No Increase in Annual Dues for 2019
- ▶ Fiscal Health of the Four Hills Ranch POA is **Excellent!**
 - ▶ Common Road Maintenance Agreement and Annual Plan
 - ▶ Strong Balance Sheet & Fund Balance
 - ▶ Stable Revenue & Expenditures

Agenda – Four Hills Ranch Road Report

- ▶ Tracking Reports for 2017 & 2018 – **Handout**
- ▶ Summary: 2017 Four Hills Ranch Road Plan
 - ▶ Increased Road Maintenance/Repairs Budget by 46%
 - ▶ \$ 8,740 for Repairs
 - ▶ \$33,027 for Blading
 - ▶ \$28,815 Road Mix Material
 - ▶ Priorities
 - ▶ Blade Arterial Roads at least 3 times
 - ▶ Blade Secondary Roads every other year



2018 Four Hills Ranch Road Plan

- ▶ 2018 Priorities
 - ▶ Improve road bed elevations and road surfaces.
 - ▶ Deliver high quality road mix material.
- ▶ Arterial Roads
 - ▶ Target: Blade quarterly and distribute road material as needed.
- ▶ Secondary Roads
 - ▶ Blade at least every other year and distribute road material as needed.
 - ▶ Annually blade Secondary Roads providing access to homes or construction sites to protect the integrity of the roadway due to increased travel.



2018 Four Hills Ranch Road Plan (Continued)

- 2018 Road Plan Budget
 - Road Maintenance & Repair
 - \$51,000 for 443 hours @ \$115/hr
 - \$26,000 for approximately 1,300 cu.yds. Road Mix
 - \$77,000 Total Budget (9% Increase over 2017)
- Quarterly Work Plans and Budgets



2018 Four Hills Road Report (Continued)

- Sign Replacement
- 2017 Summary – Phase I
 - 14 missing and/or damaged signs installed
 - New 4' Signs installed at entrances
 - Total Budget: \$1,884.06
- 2018 – Phase II
 - 1st - Replace missing signs on Arterial Roads
 - 2nd - Replace missing signs on Secondary
 - If you know of any, please contact FHR POA



Agenda – Common Roads & Maintenance Agreement Report

- ▶ Howard Mesa Ranch POA – Primarily Responsible Association May 1, 2017 – April 30, 2019
- ▶ Annual Review
 - ▶ Communications
 - ▶ Maintenance Log
 - ▶ Financial Report – Year Ending April 30, 2018
- ▶ Looking Ahead to 2019
 - ▶ Budget Increased by \$2,200 to \$16,600 (15%)

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Agenda - Legal Issues

- ▶ Good News – None to Report!



Agenda - Announcements

- ▶ Thank You for attending!
- ▶ Social Hour
 - ▶ Board Meeting following the Social Hour
- ▶ Adjournment



Safe Travels!

Thank you for your attendance!