



Four Hills Ranch POA Annual Meeting

June 5, 2021 – Via Zoom Meeting

NOTE: THE 2021 ANNUAL MEETING POWERPOINT IS ATTACHED TO THE MINUTES FOR ADDITIONAL INFORMATION.



2021 Annual Mtg
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Call to Order

- Meeting Called to Order at 11:03 a.m. by President Johnson.

Agenda Item: Welcome

- President Johnson welcomed all of the attendees to the 2021 Annual Meeting via Zoom and expressed his appreciation to them for taking the time out of their busy schedules to attend. President Johnson then proceeded to provide an overall review of the agenda (Slide 2).
- **Introductions:** President Johnson introduced each of the current board members and thanked them for their time and commitment to the work of the Association during the past year.
- **POA & Membership:** (See slide 4)
- **Meeting Schedule:** (See slide 4)
- **High Country Fir & Rescue:** (See slide 5). A description of HCRC, services provided, and contact information was presented to the meeting participants.

Agenda Item: Treasurer's Report

- Secretary-Treasurer Van Roekel presented the Treasurer's Report.
- The **2020 – End of the Year Financial Report** is posted on the website 4hrpoa.org under **4HRPOA:Documents:Financial**.
- The Association's Net Income & Reserves (See slide 8) as well as the summary of the Profit & Loss statements (Cash Basis) and Balance Sheet (Accrual Basis) were presented for years 2018-2020 (See slides 9 and 10).
 - o Beginning in 2010, the Association made a concerted effort to build the reserves of the Association. In 2019, due to the heavy rain and snow melt, the Board determined to use reserve funds in 2019 and 2020 to pay for the needed repairs. Moving forward, the Board has established a target of maintaining reserves at approximately 120% of the annual budget.
 - o In the past three (3) years, the Association has reduced the accounts receivable (balance of delinquent accounts) by 33%.
- The yearend account balances (See slide 11) were presented for each of the Association accounts.
- **Owner Comments:**
 - o An owner posed a question that since bank charges for the money market account exceeded the interest earned, would it be better for the Association to close the money market account and maintain only a checking account?
 - o **ACTION: The Board agreed to discuss the possibility at a future Board meeting.**

Agenda Item: Election Results

- President Johnson reviewed the requirements for the election (See slide 14) and 2021 election results (See slide 15).

Agenda Item: Roads Report

- Secretary-Treasurer Van Roekel presented the Roads Report.

- The Association has dramatically increased the allocation of resources to road maintenance (See slide 18) over the past five (5) years. The target for 2021 and beyond is to allocate approximately 80% of the annual revenue to road maintenance.
- The 2021 FHR Road Plan was presented to the participants (See slide 19) including information on the Sign Replacement Project.
- Maps were provided (See slides 20 and 21) to show the three (3) groups of Secondary Roads and to indicate that Quarter Moon Trail would be considered a Primary Road beginning in 2022.
- Common Roads Report: (See slide 33).
- **Owner Comments:**
 - Concern was expressed that too much material was spread on two steep hills on Jackrabbit Road last year but is better this year.
 - In general, positive comments were expressed about the condition of the roads and appreciation that it is possible to travel the roads by auto.
 - When asked about potential “hot spots” that need repairs, the hill west of the old ranch house was identified as needing attention.

Agenda Item: Web Site

- President Johnson presented an overview of the website (See slide 24) and provided alive demonstration of the information available on the website.
- Association members are encouraged to use the website to update information as well as a source of relevant information about the Association.

Agenda Item: Current Topics

- President Johnson presented information and led the discussion on three (3) current topics.
- **Landlocked Properties:** (See slides 27 and 28).
 - The Board, in consultation with the Association lawyer, developed a policy of how owners of landlocked properties could apply to become part of the FHR. The policy includes a “road fee” as compensation for the contribution members of the POA have made to maintain the roads. President Johnson described the interactions the Association has had with a current owner of landlocked property.
 - Following the presentation of the information, discussion followed.
 - **Owner Comments:**
 - Support was expressed for the proactive approach, but concern was expressed that this could become a “sticky wicket” in terms of potential legal costs.
 - Owner questioned whether he could approve an easement on his property to allow access to landlocked property.
 - **ACTION: President Johnson agreed to provide contact information for the Association attorney to the owner.**
- **CC&R Violations:** (See slides 29 and 30).
 - President Johnson outlined the issues surrounding the violations of the CC&Rs and county provisions regarding travel trailers and recreational vehicles left on properties and/or used as permanent residences.
 - The focus of the Association is to first address abandoned trailers/RVs and those that provide a danger due to gasoline and oil leakage or health hazard. The Association does not expect immediate response from owners but once owners are aware, hopefully they will respond. Following the presentation of the information, discussion followed.
 - **Comments & Discussion**
 - Several comments centered around the interpretation of Section 5.C. of the CC&Rs regarding the difference in storage of a camping trailer/RV vs. using it as a permanent residence.
 - Does it make a difference if the trailer/RV is currently licensed?
 - If it is moved, does that restart the time limit for having the trailer on the property?

- How does the Association define “abandoned”?
 - Comments addressed how the county regulations have changed over the years and confusion expressed about what county regulations currently allow and do not allow .
 - Note: Whichever is more restrictive (CC&Rs and county regulations), that is the one that controls what owners can or cannot do.
 - Is an amendment to the CC&Rs a viable course of action? To amend the CC&Rs requires a 2/3 vote of the 25% of owners required for a quorum.
 - Concern was expressed about the potential legal and other costs for the Association.
 - There was apparent consensus that the Association should first address the clear violations and not all situations at once.
 - **NEXT STEPS:**
 - The Board will discuss the development of an action plan at the June 5, 2021, meeting.
 - First step is to obtain clarification, with advice from the Association attorney, of what currently exists in Coconino County zoning regulations compared to the FHR CC&Rs.
 - Next step is to determine exactly what is desired by the Association, and then define action steps needed to achieve the objective.
- **Bylaw Update**
 - Secretary-Treasurer Van Roekel outlined the process used to develop the Amended and Restated Bylaws and that the Board intended to act at the June 5, 2021, Board meeting.
 - **Owner Comments**
 - The Board was asked if in addition to the final draft that is posted on the website, the Association could also post a draft that indicated all proposed changes in the current Bylaws.
 - **ACTION: Secretary-Treasurer Van Roekel agreed to develop the document and post it on the website. Further, all attendees to the Annual Meeting will be sent an email to notify them when the completed document is posted.**
 - **ACTION: The Board will act on the proposed Amended and Restated Bylaws at the September 11, 2021, Board meeting.**

Agenda Item: Announcements (See slide 32)

Agenda Item: Owner Participation

- In response to the question whether there have been more incidents of theft/vandalism, President Johnson responded that there does not seem to be more and stressed the importance of reporting any incidences to the County Sherriff.
- An owner expresses appreciation to all of the Board members for their commitment of time and energy, several others concurred.

Agenda Item: Closing

- Williams news/rumors
 - Rumor has it that a company plans to open a new cinder pit north of mile marker 203.
 - Rumor has it that there may be a development of a 1,000 home subdivision plus an amusement park.
 - Rumor has it that a new wind & solar farm is being developed east of Valle and north of Highway 180. The wind turbines will be 50% higher than the current turbines west of Highway 64.
 - Valle’s effort to change their name to Grand Canyon Junction has high community support and though it is not official, google maps has already made the change in name.

Meeting Adjourned at 1:07 p.m.