



Four Hills Ranch POA Board Meeting

June 5, 2021 – Via Zoom Meeting

ATTENDANCE:

THAD JOHNSON, PRESIDENT
KIM SHUEY, VICE PRESIDENT
DENNIS VAN ROEKEL, SECRETARY-TREASURER
TOM MAKOFKSKE, DIRECTOR

ABSENT:

ANNMARIE BICE, DIRECTOR
SHERRIAN BLOOMQUIST, DIRECTOR
LARRY SCHUG, DIRECTOR

Call to Order

- Meeting was called to Order at 1:36 p.m. by President Johnson.

Agenda Item: Adoption of Agenda

- **Motion: To Adopt the Agenda as presented.**
 - o Moved by Dennis, Seconded by Kim. **Motion approved unanimously.**

Agenda Item: Approval of Minutes

- The March 2021 Minutes were previously approved via email and posted on the website.

Agenda Item: Board Activity

- **Appoint Board Members**
 - o **Motion: To appoint Tom Makofske for a one-year term on the FHR Board of Directors.**
 - Moved by Dennis, Seconded by Kim. **Motion approved unanimously.**
- **Election of Officers**
 - o **Motion: To appoint Thad Johnson as President.**
 - Moved by Dennis, Seconded by Kim. **Motion approved unanimously.**
 - o **Motion: To appoint Dennis Van Roekel as Secretary-Treasurer.**
 - Moved by Thad, Seconded by Kim. **Motion approved unanimously.**
 - o **Motion: To appoint Kim Shuey as Vice President.**
 - Moved by Dennis, Seconded by Tom. **Motion approved unanimously.**

Agenda Item: Roads

- **Potential Hot Spots**
 - o The Board identified two (2) potential Hot Spots for 2021: 1) Addition of a culvert at the intersection of Mineral Wells and Abrazo Pass, and 2) Potential widening of a narrow section of road on the hill west of the old Ranch House.

Agenda Item: Financial Reports

- Prior to the meeting, Secretary-Treasurer Van Roekel sent the Board a report that covered the 5/31/21 Statement of Income, Delinquent Accounts update, FHR Road Plan update, and a Common Roads report.
 - o **ACTION: Dennis agreed to send Thad a current list of delinquent accounts.**

Agenda Item: Old Business

- **Replacement of Road Signs**
 - Kim reported that the order has not been submitted at this time.
 - A suggestion was made that as soon as the total cost is determined, the POA will send a check to Kim to cover at least 95% of the cost prior to the order being submitted,
 - **ACTION: Dennis will inform the accountant of the amount and request a check be sent to Kim to cover at least 95% of the order so she can place the sign order.**

- **Research Process – Foreclosures**
 - Prior to the meeting, the Board received the recommendation of which property the POA should pursue the foreclosure option. The choice was based on the amount due, availability of the correct address, and that property taxes were current.
 - **Motion: To proceed to foreclose on the property owner’s lots for the total amount due of \$23,677.23, including June late fees.**
 - Moved by Kim, Seconded by Tom. **Motion approved unanimously.**
 - **ACTION: Dennis agreed to contact the POA Attorney to initiate the action needed to proceed.**

- **Amended and Restated Bylaws**
 - Based on the discussion at the Annual Meeting, a new document needs to be developed and posted on the website.
 - **ACTION: Dennis agreed to develop the required version of the Amended and Restated Bylaws.**
 - **ACTION: Thad will place the adoption of the Amended and Restated Bylaws on the September 11, 2021, Board Agenda.**

- **CC&R Compliance – Action Plan**
 - The Board reviewed and continued the discussion of the compliance issue. The issue of “Tiny Houses” and what constitutes “vacant” land, based on the brochure Kim sent to Thad, was added.
 - **ACTION: Thad agreed to meet with the Coconino County zoning office to obtain clarification of what currently exists in county zoning regulations.**
 - **ACTION: Thad agreed to contact the POA attorney to obtain clarification of Section 5.C. of the FHR CC&Rs of exactly what is and is not allowed.**
 - **ACTION: Following the receipt of the two clarifications, Thad will place the item on the September Board Agenda for further discussion/action.**

Agenda Item: New Business

- **Landlocked Land Update**
 - **ACTION: Thad agreed to forward to the Board any information received from the POA attorney.**

Agenda Item: Board Administration

- **Future Meeting Dates**
 - **September 11, 2021 @ 9:00 a.m.**

- **Annual Meeting Date**
 - Select the 2022 Annual Meeting date at the September 11, 2021, Board Meeting.

Agenda Item: Adjourn

- **Motion: To Adjourn**
 - Moved by Dennis, Seconded by Tom. **Motion approved unanimously.**

Meeting Adjourned at 2:43 p.m.