



Four Hills Ranch POA Board Meeting

June 11, 2022

Williams, AZ

ATTENDANCE:

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

Call to Order

- Meeting was called to Order at 12:35 p.m. by President Johnson.

Adoption of Agenda

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

Approval of Minutes

- The March 2022 Minutes were previously approved via email and posted on the website.

Board Election Results

- The Board reviewed the results of the election held at the 2022 Annual Meeting:
 - o 51 Ballots required to achieve a quorum; 72 ballots received.
- The following candidates received a majority of votes cast and were elected to a 3-year term, 2022-2025.
 - o Thad Johnson
 - o Kim Shuey
 - o AnnMarie Bice
- Three (3) candidates received write-in votes although none received a majority of votes cast.

Election of Board Officers

- **MOTION: Move to elect Thad Johnson as President, Kim Shuey as Vice President, Dennis Van Roekel as Secretary-Treasurer, and to appoint Tom Makofske for a 1-year term.**
 - o Moved by Dennis, Seconded by Kim. **Motion approved unanimously.**

Roads Report

- **FHR/HMR Common Roads Update**
 - o The Common Roads fiscal year began on May 1, 2022, with a balance of **\$22,059.57**.
 - o No blading has occurred since May 1 and probably won't until the ranch receives some moisture.
 - o The hourly rate for 2022-2023 is not yet known. The rate in 2022 was \$145/hr. and it is expected to rise to approximately \$155-\$165/hr.
- **2022 FHR Road Plan Quarterly Report**
 - o As of 5/31/22, **\$4,690** has been spend on road mix materials, and **\$21,822.50** on blading for a total of **\$26,512.50**. With 42% of the year gone, 31% of the road budget has been expended.
 - o 13 of the 21 Secondary Roads in Group 3 were bladed as of 5/31/22 and the rest will be completed once the ranch receives some moisture.

- **Ground Asphalt Update**
 - o Discussions were held with both Fuller Trucking and Darnes Concrete to determine the pros and cons of using ground asphalt on FHR roads as road mix material.
 - o Following the discussion, the Board agreed not to use ground asphalt on the roads.

Financial Reports

- **2022 FHR Quarterly Report**
 - o The Board received the 2022 Quarterly Report as of 5/31/22.
 - o Revenue totals **\$136,303.42**, representing 105% of budgeted revenue.
 - o Expenses total **\$51,787.92**, representing 40% of budgeted expenses.
 - o The target for Net Income is \$2,500 and although it is not yet the end of the 2nd Quarter, the estimate at this time is that the Association will have approximately \$11,000 of additional funds available for road maintenance and hot spot repair in 2022.

- **Delinquent Accounts**
 - o As of 5/31/22, there are **56** delinquent accounts totaling **\$60,258**. The number of delinquent accounts is lower, and the balance owed is less than at this time in 2021.
 - o 37 of the 56 delinquent accounts are for 2022 only. Demand Letters will be sent on or about August 1, 2022.
 - **ACTION: Dennis agreed to review the list of delinquent accounts as of 12/31/21 and recommend accounts for potential foreclosure action.**

Old Business

- **Owner Judgment Update**
 - o Thad reported that the court granted the Association a default judgment in the lawsuit filed for violation of the CC&Rs. The judgement includes all legal fees and expenses incurred by the Association.
 - o The conditions that violated the CC&Rs have been corrected and a lien was placed on the property, payable to the Association, in the amount of the judgement.

- **Owner Foreclosure Update**
 - o The owner, after receiving the foreclosure notice, began making payments to avoid foreclosure. Thus far, the Association has received \$15,500.
 - o If the owner does not honor the conditions of the payment plan, the Association has the right to immediately proceed with the foreclosure.

- **New Road Signs**
 - o The order for the signs and materials will be submitted once the estimate is received.

- **Lien Transfers to Private Party Update**
 - o Individual interested in transferring liens has not taken any action to do so.

- **Landlocked Land Update**
 - o No new information available.
 - o **ACTION: Thad agreed to continue to work with the Association attorney to develop a step-by-step process for potential buyers of landlocked property.**

- **New Bank(s) of Mailboxes Update**
 - o Thad is awaiting a response from HMR regarding the location for additional mailboxes.

New Business

- **Researching 4HR Owner Addresses**
 - Between the efforts by Kim and well as our accountant, a large amount of time and expense is involved in our attempt to maintain an accurate listing of owner names and addresses.
 - There is a great deal of activity in the sale of parcels and the new owners' information is not updated quickly on the county parcel viewer.
 - Information from the Title Company is sent to our accountant but not to the Association – is it possible for Kim to receive that information at the time of a sale?
 - **ACTION: Dennis agreed to work with Bill to explore new procedures that could be put into place to decrease both the incurred expenses as well as the time involved and report back to the Board.**

Board Administration

- **Future Board Meeting Dates**
 - The Board set **tentative dates** for 2023 Board Meetings.
 - September 10, 2022 @ 10:00 a.m.
 - The meeting will be an in-person and virtual (if required) meeting, location **TBD**.
 - December 10, 2022
 - March 11, 2023
 - June 3, 2023
 - Once the dates and times are finalized, they will be posted on the website.
- **2023 Annual Meeting and Location**
 - **Tentative Date:** June 3, 2023, 11:00 a.m. – 1:00 p.m.
 - Location – **TBD**.
 - **ACTION: All materials for the owner packets are due to AnnMarie by May 1, 2023.**
- **Business Card Distribution**
 - Distribution at the next Board meeting.

Adjournment

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

Meeting Adjourned at 1:45 p.m.