

South Rim Ranch Property Owners Association
Board of Director's Meeting
September 20, 2008

Attending: Rich and Kathy Felter, Rob and Mickey Crank, Lucy King, Barry Rechterovich, Michael Aversa, Bill de Lemos, John Frabotta, Gloria and Stuart Baker, Ron and Andi Sasher, Richard and Martha Escalante

1. Meeting was called to order at 11:06 a.m.
2. The minutes were read and accepted as read.
3. Treasurer Report was presented by Rob Crank. The balances are as follows:

a. Operating Cash -	\$ 12,224.37
b. Reserve Acct. -	49,873.05
c. 2008 Assessments received	83,118.00
d. Accounts Receivable	33,235.91 (which includes \$7950 in past due annual assessments and \$25,285.91 in late fees and other fees)
4. 2007 dues for lot #221 were improperly posted to another POA account. Ranch Kidz will reverse all fees incurred from the accounting error and will write a letter apologizing to the property owners for the error and any inconvenience to them.
5. Per the meeting in May, Michael Aversa checked with APS to ascertain whether SRR property owners would still get free footage when bringing the electricity to their properties since that was the way they were doing business when we bought the properties...however, the fee charged to drag the lines to the properties is a tariff, which is not permanent and can be changed at anytime.
6. Lot 12 – Grand Canyon Paint Ball – to have a paint ball course on the property for their own recreation is permissible, but it cannot be used for a Commercial Business. Fees cannot be charged and food cannot be sold. A letter was sent by Ranch Kidz and phone calls were made but both were ignored. Ken Hext, from Coconino County has stated there are violations – the septic is not permitted and there are multiple RV's on the property. The County has sent letters to the property owners, also.
7. Road Committee - 160 loads or 8000 cubic yards were delivered and spread on the ranch in 2008. There was \$77,000 budgeted for 2008 and \$76,063 was spent. The committee opted not to put cinders over the Water Tank Circle culvert. Check dams – a trench which runs parallel to the bar ditch and road– have been cut in several places to contain some of the rain before it gets to the bar ditch to prevent erosion of the roads.
8. The plans for 2009 will be ready for the semi annual meeting. The plans will include spreading cinder gravel on SRR Rd. from Legacy Trail to Red Butte Rd..to Lot #255 (120 truck loads). In 2008 Stuart Baker and Bill De Lemos helped with road work, there is a need for more volunteers for 2009. If there is no increase in the POA Assessments we will be able to purchase 160 loads of cinders next year. After using 120 on SRR Rd. there will be 40 loads left for other hot spots on the Ranch. In 2010, the plans call for cinders from the Cattle Guard south until

SRR Rd. has been completely covered with cinders. French Drains are to be installed in places that are too steep for culverts. Lasso loop will be graded, and diversion channels cut.

9. The signs on both sides of 180 need to be dressed up. The Board decided to talk to Bill Lush, who is a mason by trade, and have him submit a bid for doing the work.
10. Hunters have been trespassing on SRR. While we cannot prevent hunters from getting to the Trust lands, we can prevent them from driving on our roads. There is one person who has been asked to leave several times, the Sheriff Department was called, a deputy responded and told the hunter he could not drive on our roads if he was not a property owner or an invited guest of a property owner. But this person has returned – the license number of his truck is 116 EHC, if you see this truck on the ranch contact the Sheriffs Department.
11. The idea of having stickers for property owner vehicles was brought up. It was suggested that the lot numbers could be printed on the sticker.
12. Bank Accounts – there are too many signature cards. Michael Aversa will go to the Branch in Bullhead City and get this taken care of.
13. If property changes owners, Rob needs to be notified so changes can be made to the website.
14. There was a question from a property owner regarding the stock tanks on the ranch and the ranchers use of them. Did the rancher need the property owners permission to make changes to or to remove the water the tanks. It was explained that the rancher owned the rights to the WSE's (water source easements)and that the property owner had no say in what the rancher did with the WSE. However, if the property owner had a specific complaint, Rich would be glad to talk to the Rancher and see what could be worked out.
15. The meeting was adjourned at 12:32 p.m.

Respectfully submitted,

Katherine S. Felter, POA Secretary