

South Rim Ranch Property Owners Association
Semi Annual Meeting
October 25, 2008

All officers were present along with approximately 30 property owners.

1. Meeting was called to order at 11:01 a.m.
2. Rich Felter introduced the officers and Board of Director's
3. Treasurer Report was presented by Rob Crank. The balances are as follows:

a. Operating Cash -	\$ 11,392.62
b. Reserve Acct. -	49,936.01
c. 2008 Assessments received	83,118.00
d. Accounts Receivable	33,050.66
4. Assessments will go out in January. The dues will remain the same, \$169.00 per lot, and are due by April 1 to vote on April 4th for the Board of Director's.
5. Liens are the only way we have of collecting past due assessments. Property owners who are in arrears may attend the meeting but cannot vote in the B of D election.
6. Some property owners transferring ownership of the properties to another party to avoid paying dues and/or late fees. A lien notice will be sent to the new owners to inform them of any monies owed the Association from past due assessments. They will also be charged the \$200.00 transfer fee that is owed the Association.
7. Split lots: Once a split has been recorded with the county, each lot as recorded is charged an assessment, which brings in extra revenue.
8. Road Committee: The plans for CY2009 are to spread cinder gravel on SRR Road from Legacy Trail to Red Butte Road to lot 255. Grade and cut diversion channels on 100% of Lasso Loop. Grade wash board on SRR Road from Hwy 64 to Legacy Trail. Spread cinders on Mojave trail hot spots near lot 122. Install culvert at Hwy 180 and SRR Road north near lot 400. A French drain will be installed on Legacy Trail. Richard Escallante has experience with road work. The president of Four Hills POA will be contacted to see what has worked for them on their roads.
9. 2009 Board Elections: There are four (4) seats available on the Board. In mid January the request for Biographies will go out. The biographies must be submitted by February 15 so the ballots and meeting notices can be sent out by February 28. The ballots can be returned to Ranch Kidz or brought to the meeting on April 4th. If we do not have enough ballots to constitute a legal election, there will be no Board of Director's. With no Board of Director's the management company will take over, no road work can be done, no improvements made. The management company will only be able to pay bills.
10. The dates for the meetings in 2009 are as follows: January 24, April 4 (Annual Meeting), May 16, September 19 and October 17 or 24 (semi annual meeting). All meetings are at 11:00 am, except the Annual Meeting on April 4 which is at 1:00 pm in Tusayan.

11. The minutes were read and accepted as amended. #3, part d of the Treasurers report in the parenthesis should read “which includes \$7950 in past due annual assessments and \$25, 285.91 in late fees and other fees incurred from delinquent dues.”

12. Open Discussion:

A. Several trucks have been seen on Lasso Loop headed toward National Forest land. If these are not property owners they are trespassing and have no right to use SRR roads.

B. In the past, some property owner(s) have given their SSR Property Owner sticker to non property owners...there is no accountability. It was suggested that we have a placard to hang on the mirror instead of stickers.

C. A religious group, under the impression that SRR roads were county roads, was going from property to property distributing pamphlets until they were told to leave as they were trespassing.

D. The question of putting gates at the entrances was put forth. Rich explained that that had been tried between SRR and Grand Canyon Estates and those wishing to gain access just cut the locks off.

E. A question about 4 wheelers on the ranch was asked, there is nothing illegal about property owners riding 4 wheelers on the ranch.

F. Taxes are due the beginning of November and March. There was some discussion about the taxes going up this year. It was suggested that Coconino County Supervisor meeting dates and times be put on the web site.

G. The Rancher owns the water rights to all tanks that were part of Wingfield Ranch prior to the properties becoming SRR. If you wish to build a tank on your property, you may do so, the rancher has no rights to those tanks. The rancher cannot dig new tanks on SRR.

H. Can easements be used for access to lots that are not on road frontage? The board believes it is ok if all property owners on the easement agree.

13. The meeting was adjourned at 12:30.

Respectfully submitted,

Katherine S. Felter, POA Secretary