

South Rim Ranch Property Owners Association  
Board of Director's Meeting  
January 24, 2009

1. Meeting was called to order at 11:05 a.m.
2. Minutes were read and approved.
3. Regarding the election for the Board of Director's, if dues are paid by the Annual Meeting on April 4, 2009 property owners may vote in the election.
4. The meeting dates for 2009 are April 4, May 16, September 19 and October 17 or 24<sup>th</sup> (TBD). The Board hopes to encourage more people to run for the BoD by having fewer meetings to attend. There are 4 openings on the BoD, biographies are needed for those wishing to run for the board.
5. There are 494 lots on SRR, 124 ballots are needed to have a legal election. If there are properties that are delinquent on their POA dues, they do not count in the total number of lots considered in the election, so the total number of votes required is less.

Lots that have been split and recorded with the County incur more fees, as each lot is charged dues as well as taxes. Lots may be surveyed with the intention of being split at a later date and not recorded with the County until such time as the property is to be sold.

6. Treasurers Report was presented by Rob Crank: Operating Cash: \$12,820 , Reserve Acct: 50,090. If all properties pay their dues, there would be approximately \$130,000 in the budget. There must be \$32,000 in reserve, 35% of annual dues.
7. 2009 road work is scheduled to start before the Annual Meeting. There is \$18,000 excess in the Reserve Account which can be used as needed. Rich Felter proposed monies be allocated for road work, not to exceed \$10,000, which passed unanimously. PVC culverts will be used instead of galvanized steel, which will save some money.
8. Last year there were drawings at the Annual POA Meeting, Kathy Felter proposed that we have the drawings again this year, which passed unanimously. There will be a drawing for one years dues, to be applied in 2010. To be eligible for this drawing, property owners must be current on all dues, assessments and/or late fees. There will also be 6 gift cards given as door prizes. To be eligible for this drawing, property owners must be current on all dues, assessments and/or late fees, and be present at the meeting.
9. There are 46 delinquent accounts who owe dues for 2008 with 23 of those also owing for 2007 and before. One account is responsible for \$10,000 in fees owed the association.
10. There are approximately 20 properties that are banked owned, once we get the paperwork from the bank, is the old debt wiped out?
11. Lots are selling for as little as \$45,000. Bank owned lots should be identified and listed on the website for quick sell.
12. Lots 224 and 225: All are lot 224 with the A, B, C, D or E designation. Lot 224 D is in foreclosure. Lot 224E gave up 30' for access to the other lots.
13. Road Committee Report: 2009 Road Plans, see attachment. A motion was made that Red Butte Grading continue as prime contractor to do the road work on South Rim Ranch, that passed

unanimously.

14. Open Discussion:

a. Laws for quads in AZ have changed, they now must be registered annually with the MVD which requires that quads have a horn and a head light. A sticker is required to ride in the National Forest and an additional sticker is required to ride on Trust Land. Any road that is maintained, forest roads designated with a horizontal line, require quads to have a horn, light and a license.

b. SRR road is a private road, no stickers are needed.

15. Meeting adjourned at 12:10 p.m.

Respectfully submitted,

Katherine Felter, South Rim Ranch POA Secretary