

South Rim Ranch Property Owners Association
Board of Director's Meeting
May 28, 2011

Meeting was called to order at 11:01 by Rich Felter. Those in attendance were Kathy Felter Rob Crank, Mickey Crank, Bill DeLemos and John Frabotta

The minutes from the April 2nd, Annual POA board of Director's Meeting were presented by Mickey Crank and accepted as read

Treasurer Report: Operating cash: \$27,074.27, Reserve Account \$35,347. There are back dues and late fees owed in the amount of \$57,905.51 and \$2,654.72, respectively.

Ranch Statistics:

- There are 501 lots on South Rim Ranch. There are 27 homes, 4 of which are for sale and 7 that are occupied full time.
- Building plans for lot 28B have been approved and submitted to the county.

Road Committee

- The only item still to be completed on the 2011 Road Plan is to clear the brush and trash around the Hwy 64 entrance sign.
- If time permits Bird Dog will also be graded in 2011.
- It was proposed that \$2500 for grader work and \$3000 for cinder gravel be allocated for the fall of 2011. A motion was made and seconded and put to a vote, it passed unanimously.
- Roads that are not traveled on often will not be graded as it would be a waste of time and money. The roads will become choked with weeds as soon as the rains begin.
- Thank you to those who volunteered to help with the road projects: Bill DeLemos, Ken Terrell, Stuart Baker and Rich Felter.

Fire Department Water Tanks:

- The tanks have been installed at SRR Rd. and Water Tank Circle, SRR Rd. and Watchtower, SRR Rd and Frontier and Lipan and Mojave, and the words "Fire Department" are being stenciled on them. The tanks will also be numbered.
- There are plans for three tanks to be added in the future. One in the Lasso Loop area south of Hwy 180, one on Hawkeye Circle and one on Indian Meadows.

High Country Fire Department:

- Robert Crank will add the HCFD phone number to the SRR POA website with a link to the HCFD website. Rob will also add the locations of the water tanks to the map on the SRR POA website.
- Lifeline open enrollment is in September.
- The Valle-Wood Airport has contracted with the HCFD and will give them space to house a fire truck, etc.

Open Discussion:

- Wind complex: there was no new information on the Wind Complex. It is still being contested by locals. Phoenix has contracted to buy potential energy created by said complex.
- Ranch Improvements: John Frabotta volunteered to clean up around the signs on the Hwy. 64 entrance.
- At the Annual meeting a property owner suggested that electric gates be added to the entrances of the Ranch with a number code to be used by property owners. There is no way to police who uses the gates as the numbers can be given out to others by property owners, defeating the reason for having the gates. Who would maintain the gates, the batteries, the solar equipment. There are other gates that lead off the ranch besides the three main gates, no the mention the are on the south side of Hwy 180 that has no fence at all.
- It was also suggested that the Ranch drill its own well for use by the property owners. Where would the well go, who will maintain it? The water would not be free, the cost of drilling the well and installing the equipment would have to be recouped and the cost of maintenance would have to be covered.
- Information inquiries are being made 2-3 times a month by persons considering buying property or building on the property they already own.

Meeting Schedule:

- September 3 at the Valle-Wood airport, 11:00 a.m.
- Semi Annual Meeting, October 15, at the Best Western Grand Squire Inn, Tusayan at 1:00 p.m.

Respectfully submitted,

Katherine Felter, POA Secretary