

## South Rim Ranch Property Owner Association

July 23, 2008

Letter from the President

Dear Property Owners,

The monsoon rains have returned to the ranch and things are looking green. Several of the stock tanks have been filled with water and elk sightings are common. The fire danger is currently rated moderate, but we should all continue to be fire safe and exercise good judgment when enjoying a campfire.

Road improvements and maintenance for CY2008 have been completed. The final bills have not come in yet but our estimate for expenditures are within the authorized \$77K budget. As you drive on the ranch you will notice that we completed all of the 'A' priority road initiatives and 90% of the 'B' initiatives discussed at the annual 2008 POA meeting. The road work included the delivery and grading of 160 truck loads ( 3,840 cubic yards) of cinders and the installation of one culvert on Lasso Loop.

The aforementioned road campaign was successful due to the documentation of specific road maintenance and improvement objectives followed by discussion and voice approval by the membership at the annual POA meeting. Additionally I would like to thank Stuart Baker and Bill De Lemos for assisting the road committee with the culvert installation, water diversion channel locations and laying of the cinders.

Our intention is to take the same approach for CY2009 road work. All members are encouraged to provide road improvement recommendations to the elected directors and participate in the discussions at the annual meeting. We have now completed the third year, of the five year plan, to cover South Rim Ranch Road with cinders from Lasso Loop to Hwy 64. The 2009 objective will be to lay cinders from Legacy Trail east and south to lot #246. This will take at least 120 truck loads of material and ten full days of labor.

As property owners continue to survey and record splits to their 36 acre parcels the number of lots is now at 491. The initial number of lots sold was 447. This means that our annual dues revenue has increased from \$75,543 to \$82,979. I foresee no increase in the annual dues assessments for 2009.

A reminder to all property owners, it is a violation of the South Rim Ranch CC&Rs to conduct a commercial business on the ranch and all attempts to circumvent the CC&Rs will be dealt with by the Board of Directors and the Coconino County Department of Community Development / Zoning Code Enforcement.

The next monthly POA meeting is scheduled for 11:00 a.m., 20 September, at the Valle airport.

Cheers,

Rich Felter  
SRR POA President  
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