

AGENDA

ANNUAL MEETING HMRPOA PHASE 1 AUGUST 20, 2022

Call to Order

State of HMRPOA

**Vacation/Short Term Rentals Amended CC&Rs
Security, CC&R enforcement processes, County Building Code
enforcement, Trespassing, speed limit signs, no trespassing signs,
video surveillance signs etc..**

Financial Condition Summary

Roads Status

**Common Roads
Association Roads**

Financials

**Year to Date
Fiscal Year January 1, 2021 to December 31, 2021.
Proposed Budget January 1, 2023 to December 31, 2023**

New Business

Grand Canyon Railway

Nomination and Election of Board

Adjournment

**STATE OF HOWARD MESA PROPERTY OWNERS
ASSOCIATION
AUGUST 20, 2022**

GREETINGS

The state of the Association continues to be a strong and stable one both financially and as a community of concerned and responsive citizens. The past 12 months have been an exciting period of growth with new owners ready to move in and take a real interest in our community. We've seen new homes sprouting up and building plans filed. There's also been a huge jump in valuations as people countrywide notice our peaceful and friendly way of life here and the natural beauty and are attracted to buy into Howard Mesa. We're not your standard HOA and don't care what color you paint your house or cut your lawn. We seek just that you abide by our simple CC&Rs and county codes. Respect your neighbor's privacy and take ownership of our community. We run this place without any outside management and your board are owners and volunteers who live here.

The new Amendments to the CC&Rs adopted by the owners through a vote last year have had a strong positive effect on short term renters who tended to abuse the privilege by building bonfires, riding ATVs onto private property, etc. Not all renters were bad and most just didn't our rules. We're happy to report that we believe the word is out not to buy or sell homes up here for the purpose of short-term rentals. The state of Arizona has also ruled in favor of communities to restrict these VRB&Bs and to require the same rules governing hotels be applied. We intend to continue to enforce the restriction of RV rental spaces or tent camping as noted in the CC&Rs. The new problem facing us is trespassing. There are an increasing number of people either living permanently or traveling by RV and finding the campgrounds and parks are overcrowded or charging exorbitant fees for stays. These people have elected to instead pull off the road, find a secluded spot and stay a week or more. A nice convenient pretty place is Howard Mesa. We're close to the canyon and quiet. We've called the sheriff on trespassers and have now mounted cameras at both entrances, and put up new signs alerting that the area is under video surveillance. We're not Big Brother but we don't want trespassers on our absent friends property either. As an owner you can invite people to stay on your property but they must have your written permission and their stay must be limited to less than 30 days.

Citizens of our community have helped notify the sheriff and the board of illegal activity such as rubbish or graffiti or suspicious vehicles. The association itself cannot pursue or apprehend anyone nor enter anyone's property to warn of violations, however we can send warning letters and uncorrected violations can result in fines to the owners. We have discussed this in several meetings before about the necessity of fines with majority approval. We now believe it's time to act. Violators will be warned with attention paid to those with hardships or other situations. We are NOT a typical Home Owners Association and most of us just want to live peaceably without interference however if there is a serious health risk to the residents or community we do need to act and that first step after warning is to the county. Fines can begin at any time after the county has been notified and the owners notified.

ROADS

Roads need constant work. Whether it's just standard maintenance, repairs, extensive flood damage, snow removal or other our road crews have been able to respond quickly within 48 hours of emergencies or meet a schedule of maintenance every 6 weeks. One thing we have all discussed over the year is to charge a road fee of \$2500 for new builds. This fee will be charged along with the building permits by the county to cover the cost of adding better roads or repairing damage to roads caused by contractors and heavy trucks and equipment. We are not alone in this, Howard Mesa Phase 3 and 4Hills charge this fee. Our cost for road maintenance continues to go up and our contractor has increased our charges by 15%. Since most of our budget goes to roads (80% to 90%) we'll be asking for an increase in dues of 15%. In the 22 years Howard Mesa POA has been in existence we've only asked for an increase once and that was for 10%. The cost of fuel has more than doubled as has labor, equipment repair, etc. We've been able to absorb these increases however we need to plan for next year. We'll be asking the owners for an increase NEXT year to be billed in 2023.

This year we assumed control of the Common Roads, Big Elk, Latigo and Jackrabbit. Our contribution to the Common Roads budget increased by 15%. The Common Roads budget is administered by Weiss Accounting in Flagstaff. This is a court ordered process to establish a fair working relationship with 4HillsPOA. Howard Mesa Phase 1 pays 40% of the budget while 4Hills pays 60%.

SECURITY

We've had a number of small incidents at Howard Mesa including person or persons dropping rubbish on our roads, unsafe and unpermitted vehicles and trailers and at least one incident of graffiti. We can't enter a person's property uninvited and must notify them of violations by mail or calling the sheriff. It was suggested to us by the sheriff's department that we should install trail cameras to monitor the entry and mailboxes. Cameras have been installed at both entrances and are monitored.

We still have plenty of window stickers for your vehicles. We must all be vigilant in watching out for our neighbors, whether living here or not to watch for suspicious activity and to notify the sheriff. They are willing and able to respond.

FIRE HELP

We continue to support High Country with annual dues which have increased to \$5000 per year. We selected and are in the process of installing fire water tanks at 4 select locations in Howard Mesa. These tanks will be approximately 1200 to 1500 gallons of non-potable water, labeled FIRE and locked with High Country having a key. The pads for the tanks to sit on is completed and we just need someone to receive and place the tanks.

FINES

We talked about fining owners for violations of the CC&Rs. As I mentioned we are NOT a California style HOA but will not tolerate those who diminish the values we place on our community. We care about those who live in tents or run-down trailers, houses under 600sf, RV parks, outhouses, etc. If you violate our rules you'll be warned a couple times then fined. Those fines will start at \$25 per day and after 30 days or more will increase to \$100/day. These fines will be added to your annual dues. Failure to pay can result in foreclosure. Hopefully this can be resolved quickly and amicably.

COMMITTEES

We need help! We need volunteers to help with our Roads Committee, Our Security Committee and Code Enforcement Committee. These are advisory committees and cannot take any action without board approval. The committees will supply reports to the board for action. If you're interested in helping out please

let a board member know. We desperately still need a recording secretary and treasurer. We have hired an outside accounting service who's been serving us a number of years and kept us legal in reporting, transactions, taxes, etc. We intend to maintain this relationship until the board requests otherwise.

NOMINATIONS FOR THE BOARD

Each year we are tasked with appointing a new board. Board members must be residents of Howard Mesa Phase 1. They must also be willing to serve on a committee. Board members are asked to serve at least 2 years and the positions are voluntary. The current members are listed below and can be reelected unless they wish to withdraw. The board consists of at least 7 members but can be increased if someone is interested in joining. The meetings are held quarterly and open to owners. The executive committee may meet in private on legal matters but must share with the owners any decisions made.

The following owners are members of the current board. They can also be removed by the owners at the annual meeting and replaced.

Cliff Hall
Roger Inman
Ray Schuman
Erin Inman
Chris Best
Keith Lentz
Charles Shawl

Other associate members without voting rights are

Connie Hall
Sue Schuman

We will conduct an election at the end of this meeting.

PROPOSED BUDGET 2022

ITEM		2021	2022
Income	Total Estimated Collected From Assessments and Other Income	\$60,000	\$61,768.93
	Additional Cash Available	\$25,000	\$43,000.00
	TOTAL PROJECTED INCOME		\$104,768.00
Expenses	Fire/EMS	\$ 4,500	\$ 5,000.00
	Insurance	\$ 2,000	\$ 2,500.00
	Office, General	\$ 1,750	\$ 3,200.00
	Fees, Taxes, Professional Expenses	\$ 5,000	\$ 5,000.00
	Roads, Grading	\$25,000	\$35,000.00
	Roads, Material	\$15,000	\$20,000.00
	Roads, Common	\$ 8,000	\$10,000.00
	TOTAL EXPENSES	\$53,250	\$80,700.00
	Net Balance For Additional Projects		\$24,068.00
Proposed Additional Expenses			
	Fire Water Tanks (4) placed around subdivision		\$ 7,000.00
	New Roads, culverts		\$ 5,000.00
Balance Forward			\$12,068.00