

Howard Mesa Property Owners Association

Meeting Minutes

Date: December 1, 2025

Time: 7:07 PM – 9:15 PM

Location: High Country Fire House

1. Call to Order

The meeting was called to order at 7:07 PM.

2. Board Members Present

- Cliff Hall – President
- Roger Inman – Vice President
- Brian Marsh – Board Member
- Brandon Huddleston – Board Member
- Chris Young – Board Member
- Brittany Anslow – Secretary
- Tommy Pressley – Treasurer

3. Approval of Previous Minutes

The minutes from the September 15, 2025 meeting were reviewed and approved unanimously by all members present.

4. Financial Report

Bank Statement (as of November 1, 2025)

Checking Account Balance: \$22,962.22

Money Market Balance: \$51,279.07

Year-to-Date Interest Earned: \$76.13

The Board discussed shopping around for a bank offering better interest rates to maximize returns on association funds.

Deposits Since September Meeting

September: \$100.00

October: \$395.85

November: \$547.85

Total Deposits: \$1,043.70

Invoices / Dues

CZ Trucking – Invoice #1108 – \$5,480.00 (Grading invoice that was voted on and approved at the prior meeting. This invoice will now be paid.)

CZ Trucking – Invoice #1104 – \$1,710.00 (10-acre lots grading). This invoice was presented to the Treasurer and will be paid.

State Farm Insurance – Estimated \$1,782.00 (Dues estimated and due in December; not yet paid.)

5. Roads Report

Projects Projected Through 2025

Single Tree Road Project: Estimated \$5,360.00 (Still requires correction and the job must be finished.)

Grading – 10-acre lots: Estimated 8–9 hours: \$1,620.00. Actual 9.5 hours: \$1,710.00

Grading and Material (Last Quarter 2025)

Grading: Projected 20 hours @ \$180/hr = \$3,600.00. Actual cost: \$2,880.00

Material: Projected 12 loads @ \$325/load = \$3,900.00. Actual cost: \$2,600.00

The Board noted cost savings compared to projections.

New Suggested Road Projects

Howard Mesa Roads (December): Grading approx. 20 hours @ \$180/hr, Material approx. 10 loads @ \$325/load, Grading and material as needed December – January

Latigo Section – Near Perry's House: The Board voted to finish the Latigo road. Proposed work includes Grading 1 hour @ \$830, Material 2 loads of cinder. Board will obtain a quote for completion.

Corner of Lariat and Latigo / Lariat to Fence: A quote is needed for the corner of Lariat and Latigo. The Lariat to fence section needs grading, and the Board will obtain a quote for future completion.

Jack Rabbit Road: The Board noted that a rock quote needs to be requested.

Budget Approval: The Board discussed all road projects and approved a total budget not to exceed \$11,000 for Clove Hitch, Latigo, and North Lariat. All approved.

6. New Business

1. Election Committee Formation: Brandon will put together prompts for elections for Board approval and send them via email to the Board, and map out the ballots. The Board will mail out the ballots. Deadline for nominations: January 15, 2026. Ballots may be sent out with association bills. Two non-members will be needed to count the votes. Keith resigned from the Board.
2. Clear Aire Trespassing Recommendations: Logan is responsible. Cliff will send a no-trespassing notice to realtors.
3. Repair of North Gate: The Board voted and approved not to repair the gate.
4. Trailer Occupancy & CC&R Enforcement: The Board discussed how to move forward regarding violations related to trailers. The Board will consult with the attorney about drafting a standard letter to send regarding violations.
5. Security Camera Replacement: Brian will drop off the camera to Lindstrom for installation.
6. Proposed Changes to ByLaws and CC&Rs: Proposed changes will be addressed when the new Board comes in.
7. Marsh Roads Budget Proposal: Proposed to table until the next Board.
8. Website Update: Chris Best will update the website with meeting information. The Board emphasized that meeting details need to be posted on the website for all residents to see, including the next open meeting, as it has not been updated recently.
9. Four Hills Board Update: Thad resigned from the Four Hills Board, reducing their board to three members.

7. Adjournment

The meeting was adjourned at 9:15 PM.

8. Board Leadership Update

Cliff Hall resigned as President.

Roger Inman, as Vice President, will take over duties as Acting President.

Cliff Hall will remain on the Board as a member, but is resigning from presidential duties.

Submitted by:

Brittany Anslow – Secretary