

Nov 9, 2023

Loc- High Country Fire (Open Meeting)

Called to Order- 7:10 pm

Attendance

- Present: Cliff Hall (Pres), Brandon Huddleston (Sec), Rodger Inman (BM), Ray Schumann (BM), Chris Best (Comms/BM), George Riojas (Road Committee),
- Absent: Britney Anslow (Treasure)
- 5 Guests in attendance

- Opening Statement

See page 6.

- Financial Status

- Checking as of Nov 2023 35,953.70
- Money Market as of April 30, 2023, 21,106.56

-Checks/Invoices Paid YTD

Checks Issued January 1 to date		
2629	Brian Marsh, Clearing snow etc from mailboxes	\$ 50.00
2630	Rob Brown, Snow removal Lariat, Half Hitch	\$ 600.00
2631	Troy Troutman, Liens Notarized filed	\$ 1,000.00
2632	Brian Marsh, Snow removal, grading	\$ 500.00
2633	Rob Brown, Grading at Perrigrin/Quivero	\$ 255.00
2634	Carlos Zabala, Snow removal Invoice 1003	\$ 6,750.00
2635	WS Weiss, Common Roads Acct	\$ 8,400.00
2636	Law Office, Cullum, Phone Conf. By Laws	\$ 150.00
2637	CZ Trucking Zabala, Perrigrin, Lariat, Bowline	\$13,060.00
2638	Compliance Signs	\$ 1,136.81
2639	Compliance Signs (shipping)	\$ 29.50
2640	CZ Trucking, June Rdwk	\$ 2,880.00
2641	Troy Troutman, Annual Mtg Notices	\$ 450.00
2642	Chris Best, Security Cameras Monitoring Fees	\$ 400.00
2643	CZ Trucking	\$ 3,870.00
2644	Williams Public Library, Printing Annual reports	\$ 104.00
2645	Miss Kitty's, Annual Mtg, lunch	\$ 1,350.00
2646	CZ Trucking	\$ 3,240.00
2647	Postmaster, Mailbox	\$ 82.00
2648	CZ Trucking	\$ 12,045.00
2649	High Country Fire Rescue	\$ 5,000.00

- Discussion Brian Marsh points to inconsistencies and errors between financial reports, agreed by Cliff Hall. Brian volunteers to help comms with CPA, using QuickBooks on our end to sync up with CPA's use of QuickBooks. Tabled to next board meeting.

-Association Roads

- Bowline Rd from Howard Mesa north border to Lariat/Quivero Bladed/cindered/complete
- Quivero to Peregrine and Peregrine to end Bladed/cindered/complete
- Lariat at Hill and Curve Seeking budget-worthy solutions to make safer.
- Northside Culverts- 2-3 possibly, tabled until after winter to be more certain of need.
- Doubletree and Dalle Rd- total wash out, repaired

-Common Roads

- Jackrabbit to Double tree- ditching and road mix, not complete
- Latigo- Water diversion 46 loads of road mix, not complete
- Motion to increase 2024 Common Road budget 20%, approved 5-0 vote

2023-2024 Common Roads Budget

- Total Budget May 1 - April 30, 2023 is **\$37,380.92**
 - Expenditures May 1 - October 31, 2023 total **\$12,601.30**
 - October 31, 2023 Balance is **\$24,779.62.**
- Planned Expenditures November 1 - April 30, 2024
 - 3rd Quarter (Nov - Jan) blading estimated at **\$3,500**
 - 4th Quarter (Feb - April) blading estimated at **\$3,500**
 - Water diversion instead of culverts estimated at **\$1,800**
 - Accounting estimated at **\$901.30**
 - 46 loads @ \$325 of road mix estimated at **\$14,950**
- Projected Balance on 4/30/24 is **\$128.32**

2024-2025 Common Roads Budget

Following the discussion of needs for the 2024-2025 Common Roads Budget, both parties agreed to the following:

- **20%** increase in the Common Roads Budget from \$21,000 to **\$25,200.**
 - HMR 40% contribution increases from \$8,400 to **\$10,080**, an increase of **\$1,680.**
 - FHR 60% contribution increases from \$12,600 to **\$15,120**, an increase of **\$2,520.**

Howard Mesa POA Phase 1

Roadwork Financial Report

Period: January 1, 2023 - September 10, 2023

Expenses:

1. Grading:

- Invoice 1010 (05/16/23): \$3,960.00
- Invoice 1015 (07/03/23): \$2,880.00
- Invoice 1019 (07/03/23): \$3,870.00
- Invoice 1024: (08/29/23): \$3,240.00
- Invoice 1030 (09/10/23): \$6,660.00
- **Total Grading Expenses: \$20,610.00**

2. Cinders:

- Invoice 1010 (05/16/23): \$9,100.00
- Invoice 1030 (09/10/23): \$6,825.00
- **Total Cinders Expenses: \$15,925.00**

3. Snow Plowing:

- Invoice 1003 (03/16/23): \$6,750.00
- **Total Snow Plowing Expenses: \$6,750.00**

Year-to-Date (TYD) Costs:

- Grading: \$20,610.00
- Cinders: \$15,925.00
- Snow Plowing: \$6,750.00

Grand Total Expenses (TYD): \$43,285.00

Budgeted 2023: \$66,000.00

Balance Thru 2023: \$22,715.00

Estimated Cost to Complete 2023: \$15,500.00 to Jan 2024

Net: \$7,215 BUDGET

- **Discussion-** George Rojas discusses potential road maintenance strategies moving forward. Cliff Hall suggests the road committee meet and formulate comparative studies, options, and cost analysis. Tabled until the road committee can meet and do further research.

-New Business

-Water Tanks

Motion (Cliff Hall) to donate water tanks and maintenance to High Country Fire, approved 5-0

-Forestry Maintenance

Meeting with Dept of Forestry and Fire Management on Dec 8th regarding land treatments in the area. Cliff Hall will represent HMR at the meeting. Tabled until next meeting.

-Road Committee

Motion (Cliff Hall) to restructure road committee to be only seated by current board members, thus removing volunteers from the committee.

Discussion: it is determined we will lose valuable assets currently serving the committee that aren't board members. The board decides to keep the road committee as it, no vote necessary.

BM Brian Marsh agrees to join the association road committee.

Discussion- Chris Best brings attention to the board that we are already in violation of our newly formed bylaw that entails that new board members be met with, educated, and brought up to speed with board business within 60 days of being voted in. Board acknowledges.

-Changes to CC&Rs and By-Laws

Motion (Cliff Hall) to create a committee to modify CC&Rs to include new construction road fee as well as amend para 5 regarding the storage of materials by landowners.

Cliff Hall agrees to lead the committee.

Motion tabled until more specifics can be brought to the board for review and vote.

- New Board Members

Motion (Cliff Hall) to remove Chris Young as a board member on the basis that he is currently in violation of CC&R's by operating a commercial business within HMR.

Motion (Brandon Huddleston) is made to table this until Chris Young is present to be a part of the discussion, as his term starts in 2024. (Denied).

Motion (Brandon Huddleston) to table this until the next meeting on the basis that multiple board members are in violation of CC&Rs. (Denied)

Discussion- Cliff Hall states Chris can possibly be reinstated if he wants after he becomes in compliance with CC&Rs.

Vote- 4 Yes (Cliff Hall, Roger Inman, Chris Best, Ray Schuman)
1 No (Brandon Huddleston)

The Board will officially notify Chris Young of its decision formally in writing.

Motion (Cliff Hall) is made to fill open position with Eva Janes

Vote- 4 Yes (Cliff Hall, Roger Inman, Chris Best, Ray Schuman)
1 No (Brandon Huddleston)

Motion (Brandon Huddleston) is made to vote on roles within 2024 board members. Tabled until next meeting.

- 2024 Meeting Dates

- February 15, 2024, at 7 pm, open to all owners (location TBD)
- May 16, 2024, at 7 pm, open to all owners (location TBD)
- June 20, 2024, at 7 pm, closed as is a prep meeting for the Aug open meeting.
- August 17, 2024, location/time TBD
- November 14, 2024, at 7 pm, open to all owners (location TBD)

Meeting Adjourned- 9:16 pm.

Appendix:

OPENING STATEMENT

This opening statement should be posted to our website and as part of the minutes to this meeting. It is necessary to remind ourselves and the general members and owners we represent the purpose of this board and in who's interests we serve. We are ourselves owners and volunteers who are tasked with preserving our community as a rural community. We live on a working cattle ranch and many of us have our own small farms, possibly livestock, possibly living totally off the grid. We seek to protect that with a set of CC&Rs that guide us to make the proper decisions in the interests of the owners who moved here for that purpose. We are a POA and not an HOA. Whereas an HOA governs everything from the color you paint your house to cutting your grass to what you can put outside. HOAs are mostly run by a management company and not by the owners themselves. They are paid to enforce strict guidelines developed by the original developers who built lookalike houses with a specific tree planted at a specific spot on your property. They charge fees that can equal a monthly rent or mortgage to maintain a specific look. They can fine non-compliant owner's exorbitant fees and even file liens that lead to foreclosure and the possible loss of their home. We don't do that. As a POA we are a subdivision not a development. The original founders split up parts of a working ranch into 10 acre lots and up. No infrastructure, no roads other than bladed dirt roads with layers of cinders. No electricity, no water, no gas. Raw land.

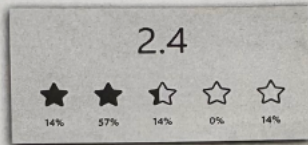
We are a Property Owners Association and what that means is we have very little to do with your house or property unless it affects the health and safety of your neighbors. Our primary purpose is to make the roads to your property passable. We will maintain those roads as best we can with the funds provided by the owners and as budgeted and approved by the owners. We endeavor to set a schedule of maintaining those roads but may be limited by weather, contractors, damage or other unforeseen events. With about 60 miles of roads an annual dues were established by the founders to help maintain those roads. We've increased those dues by about 25% over the past 25 years. We've been able to fulfill that charter with those increases. When it becomes apparent, we may need more funds, that will be presented to the owners for approval. This board does not arbitrarily increase dues or budget without approval by the owners. We are the stewards of the owner's money. We are volunteers, owners and residents of Howard Mesa, not employees. Our charter is to maintain the roads and that's what we do. The board does not own anything, We do not own a building, We do not own equipment nor do we want to. Ownership means cost, ownership means maintenance. We are not here to increase property values that come with more rules and governance.

As we begin this board meeting remember we represent ALL the owners. We must consider their interests in living in a rural undeveloped subdivision. That is what drove us here that is what we must maintain.

Opening Statement referenced on page 1.

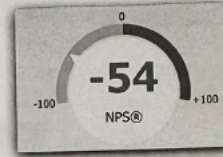
Howard Mesa Ranch POA 2023 Board Meetings Feedback

2023 Annual Meeting Overall Score on Organization and Presentation



55% of property owners would like to participate in social events throughout the year

How do you feel the board responds to your concerns and utilizes your annual dues effectively



This score represents that most respondents are unhappy or discouraged about the board's ability to address concerns or effectively utilize the annual dues

Suggestions the board should consider for future board meetings

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| <ul style="list-style-type: none"> • Post all meetings of the year ahead to all POA forums for transparency • Be more professional, the president is always the only one at the pedestal speaking. • Why doesn't the other board members speak at the meetings to talk to their responsibilities. • Stop the self-affirming speeches. • 4hills should be present in public meetings to speak to their 60% of the common road maintenance ownership • Don't let one owner filibuster the meeting. Better meeting management. Keep to the agenda • Learn to listen and not rebuttal or refute open q and a time. Access to all board agendas and minutes through our Facebook page. Posted road work schedules and tasks to be completed. • Voting should come at the end of the meeting. I would have voted differently after this annual meeting by how people were treated | <ul style="list-style-type: none"> • Term limits • Seems that board needs to meet more often as the public meetings are often board catching up on previous issues • Proper call to order and vote at end of meeting as it was rushed when no one was ready • Provide a virtual option to all public meetings • Make all meetings (private and public) listen in to hold the board accountable • Better management of resources and monitoring the contractors! • The emails from Roger and rambling Cliff and the actions taken never sync up. We need leadership that will abide by the bylaws set. No this isn't a CA POA but sure does seem like a Biden admin • Not sure I can tell what each board member does. I see Brandon trying and Cliff/Roger but other than that more transparency on what each board member purpose is would be great especially as new people are joining. Keep it up for us, thank you |
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Priorities the 2024 board to focus on

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| <ul style="list-style-type: none"> • Organized road maintenance plan (repeatedly mentioned) • Organization of information, website design and integration with current technologies available for accepting dues electronically • Make sure the contractors are doing what they are asked to do and being paid to do. • New board members have a larger role and bring their experience to the table • More details and accountability for how the money is spent. Board meetings should be recorded for viewing on the website. • Culverts and board transparency • Crime and roads • More details and accountability for how the money is spent. Board meetings should be recorded for viewing on the website. | <ul style="list-style-type: none"> • Ensure all property owners are following the CCRs. The board members should lead by example in all areas of the CCRs • Stop spending any 10 acre property and spend the money on the 40 acres ranches. The 10 acres property are perfect. Except for Big Elk • Blatant zone violators Fences set on property lines latigo is starting to look like a prison, multiple campers and tiny buildings setting on property lines look like there's a Shantytown in our community off jackrabbit. Not sure why the code person on the board isn't dealing with this • Schedule of road maintenance, culverts, less mud past railroad track. Waiting for weather (monsoon, winter), we will always be waiting. Get the roads done with the money we have |
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24 community responses to the feedback survey were posted to Facebook private group and the survey link emailed.

2023 Annual Meeting feedback handout in the meeting. No formal discussion was held.

ROADS STATUS

As we get closer to year end much progress has been accomplished with a bit more to do before the end of the year and winter. The major projects have been completed with most work done on the northside and ongoing maintenance on the southside. Cinders have been placed where needed most but more will be needed this year and next. Following is a list of expenditures so far this year.

We met with 4Hills to discuss the common roads of **Jackrabbit, Latigo and Big Elk**. We determined we can accomplish what's needed to grade and ditch these roads plus repair where necessary within our common roads budget. We met with 4Hills to review the contractor's proposal to complete repairs and maintenance for the Common Roads budget for this fiscal year that ends April 30. Our joint committee has determined that an increase of 20% to the fiscal 2024/25 common roads budget will enable us to start bringing the common roads back up to par.

All roadwork has been in process with much done. We'll need to examine what still needs to be done and at what cost and schedule. There will be minimal interruption in regularly scheduled grading for all roads.

I want to thank our wonderful residents who stood by patiently as work was done and slowed down, drove only when necessary and approached this situation with extreme caution. There were a few folks stuck in mud or snowed in but our community came together and helped when necessary. Winter is coming back and they expect it to be as bad as the last. As a reminder to those planning on moving here or just moved here GET A 4 WHEEL DRIVE.

Road Status handout in the meeting. No formal discussion was held.