

**HOWARD MESA PROPERTY OWNERS  
ASSOCIATION**

**ANNUAL MEETING**

**AUGUST 19, 2023**

# **AGENDA**

## **ANNUAL MEETING HMRPOA PHASE 1 AUGUST 19, 2023**

### **CALL TO ORDER**

### **STATE OF HMRPOA**

- Roads
- Security
- Fire Help
- Volunteers
- Proposed Road Fees
- Committees
- Nominations For The Board

### **ROADS STATUS**

### **CURRENT FINANCIALS**

- Ending 2022 Profit and Loss
- Ending 2022 Balance Sheet
- Year to Date Profit and Loss
- Year to Date Balance Sheet
- 2023 Transactions
- Bank Statements July 31, 2023
- 2024 Proposed Budget

### **ELECTION OF BOARD**

- Current Members
- Nominations
- Questions to Nominees from Board and those assembled
- Confirmation of Board

### **ADJOURNMENT**

**STATE OF HOWARD MESA PROPERTY OWNERS  
ASSOCIATION  
AUGUST 19, 2023**

**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 year 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 like other big city or suburban HOAs. This is a rural community on a working cattle ranch. Most people moved here to get away from city and suburban life to enjoy the rural atmosphere. 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 members are owners and volunteers who live here. There are no part time or full time employees. Our budget is primarily for roads maintenance with a small portion for administering the operation to keep everything legal and transparent.

We intend to continue to enforce the restriction of vacation and short term rentals, 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

We've just been through a really rough winter. People were stuck confined to homes or just plain unable to go anywhere. This is tough on a community 25 miles from town. Roads need constant work and with this past winter with heavy snow we paid almost five times what we paid for snow removal the previous year. 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 \$2000 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 more than 15%. Since most of our budget goes to roads (80% to 90%) we increased our roads budget by 15% for this year. That has helped us significantly. We've spent about half of our budget on roads this year and so far a light monsoon has kept our drainage and flooding to a minimum. Yes there will be puddles after a rain but that's natural. That also indicated where the low spots are and where we need to put more cinders. We hold off on cinders and culverts until sometime in September, after the rain and before the snow starts up again. We've worked up a plan to repair as much of Jackrabbit and Latigo with 4Hills. We'll be laying more cinders on those common roads sometime in September. We've already covered some areas with ditching and cutting run-offs to drain the water into the fields.

This past May our contribution to the Common Roads budget increased by 15%. We also assumed control of work done to the common roads for the next 3 years. This work is funded by the common roads budget. The Common Roads budget is

administered by Weiss Accounting in Flagstaff. This is a court ordered process to establish a fair working relationship with 4Hills POA and Howard Mesa. Howard Mesa Phase 1 pays 40% of the budget while 4Hills pays 60%. In a meeting in May with 4Hills we agreed to work a plan to accomplish as much as we can to improve Jackrabbit and Latigo and fix much of the snow damage from this winter. We also agreed that Howard Mesa will assume the repairs to Big Elk while 4Hills will work on the south end of Jackrabbit at their cost since most traffic there comes from 4Hills. Any work done to Jackrabbit and Latigo will come from our common roads budget. We will meet again in September to figure what's needed in cinders and culverts and schedule that work.

Schedules up here are subject to weather and road conditions. You can't grade if the ground is too dry because all you're doing is scraping off the good material. We need moisture to grade. We can't put cinders on dry roads either and they must be layed when the roads are damp so the cinders can plant. The ideal is for water to flow through the cinders and run out below not off the top. In roadwork weather is king and determines when things can happen

## 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.

Parking has also been a problem in a couple of instances. An SUV was seemingly abandoned for nearly a month before finally being removed. We were stuck with that vehicle because we needed a No Parking sign that sited the appropriate state ordinance regarding property. Those signs have been order and we only need 2, one for each entrance. We understand people carpool, need to leave their car for a temporary reason. If you do please leave us a note with some contact info so we know what's going on.

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 Fire Rescue with annual dues which have increased to \$5000 per year. We selected and installed fire water tanks at 4 select locations in Howard Mesa. These tanks are approximately 1200 to 1500 gallons of non-potable water and labeled FIRE.

## CC&Rs

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. but it cannot be allowed or tolerated. 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 liens or foreclosure. Hopefully this can be resolved quickly and amicably.

## VOLUNTEERS

If you wish to volunteer you're invited to let the board know what services you can provide. Typically volunteers are just that and not paid contractors. The work they volunteer for are unpaid positions. Volunteering to help out a neighbor or other owner is between the volunteer and the owner on private property. Volunteers cannot work on Howard Mesa roads, etc., without a Release of Liability or Hold Harmless agreement and proof of insurance. If they provide a paid service they must provide the same documentation and the board will approve such estimated costs provided by them. Volunteers are free, contractors are paid. Both need releases.

## PROPOSED ROAD FEES FOR NEW BUILDING

Howard Mesa has determined at the previous annual meeting to charge new builds a road fee of \$2000 upon filing for a building permit. This money will be used to repair roads that may be damaged by heavy construction equipment or to cut a new road or install culverts. To charge this fee Howard Mesa may require a change to the CC&Rs. This charge is being researched by our law office and attorney Tony S. Cullum. Information will be provided as soon as available.

## COMMITTEES

We need help! We need volunteers to help with our Roads 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 have 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 and owners request 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 3 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 9 members but 2 members are not seeking reelection. Alternate members don't have voting rights unless replacing an absent member. The meetings are held quarterly and may be 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 have indicated they wish to remain on the board. They, individually can also be removed by consensus of the owners at the annual meeting. The board members choosing to remain will be given the right to state why they should.

Cliff Hall  
Roger Inman  
Ray Schuman  
Brandon Huddleston  
Brittany Anslow  
Keith Lentz\*  
Charles Shawl\*\*  
Chris Best\*\*

\*Keith has been absent for most of this year due to work and may elect to return.

\*\*Charles and Chris have indicated retiring this year

Other alternate members without voting rights are:

Connie Hall  
Erin Inman  
Sue Schuman

The following owners have indicated they would like to join the board.

C. Andrew Young  
Brian Marsh  
Tommy Presley

The nominees will give a short speech on who they are and how they plan to work with the owners and the board. They will each respond to direct questioning from the owners.

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



## **ROADS STATUS**

Howard Mesa Phase 1 consists of nearly 100 miles of maintained primitive cinder roads. They are scheduled for maintenance every quarter and graded where needed every 6 weeks. The actual dates for these actions are determined by weather and road conditions. We don't want to grade when the roads are too dry or too wet since this does more damage than good. Snow removal is done by our contractor or if needed by subcontractors who are insured and release Howard Mesa from liability, injuries and damages to private property or Howard Mesa property. Repairs to private property is between the owner and their selected contractor. Subcontractors are forbidden to operate on Howard Mesa properties unless authorized by the Board and must have the appropriate documentation. Special circumstances may necessitate emergency work but only with an approval by the road committee chairman. The scope of the work along with an agreed to rate must be approved by the chairman and board president prior to the work.

Roads are the primary mission of the Board and covers the majority of expenses. They are inspected regularly however if there are issues with certain areas we ask that you notify us. We inspected roads after major rain storms to see where there might be low spots because of erosion or extraordinary heavy traffic or heavy equipment. When and what repairs are made is determined by the road committee chairman and a board member.

The budget determines what and when we do roads, either repair or scheduled maintenance. The amount budgeted necessitates that we prioritize projects according to the safety of owners, free access (no blocking or extremely poor conditions such as deep mud or water), convenience or to anticipate likely damage. Our budget covers the cost of grading with allowances for snow removal, adding cinders to build low spots and replacing damaged culverts. It does not cover your culverts installed when you do your driveway. Depending on your lot you may not need a culvert. If your lot is on a road and that road is ditched between your property and the road you need a culvert. Otherwise you will have to drive over the ditch and you must allow the free flow of water. If your culvert is damaged or blocked due to grading or other damage done by Howard Mesa, we may repair or replace the culvert. Replacing or installing new culverts across the road requires flagmen, a road cut around the area to be install the culverts. This will be a temporary inconvenience but necessary and expensive. Currently Latigo and Lariat need culverts across the road. Be aware Howard Mesa is prone to flash

flooding at less than an inch of rain. Our attractive hills and valleys funnel water into fast moving creeks and washes.

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We try to be proactive but not reactionary. There is no emergency crew standing by and we will do our best to resolve any issue as quickly as possible. We need your help to notify us of any issues you see. Bear in mind these are rural primitive roads. You should have a 4X4 vehicle

## **FINANCIAL REPORTS**

The following are the current financial reports including the 2022 Profit and Loss statement, Balance Sheet, Reconciliation Summary and Detail. Also included is the 2023 Year To Date Profit and Loss statement, Balance Sheet, Reconciliation Summary and Detail, List of 2023 Transactions, Proposed 2024 Budget.

The 15% increase authorized by the owners in 2022 is not expected to increase further and we foresee the balance of the year into February of 2024 should be covered by any monies we have. We also expect a small surplus.

The Board along with our Treasurer Brittany Anslow and outside accounting firm headed by Troy Troutman will be instituting the chart of accounts to delineate charges for material versus grading, snowplowing, office and general expenses, legal consultations, etc.

We have filed more than 27 liens against properties that have changed owners, sold or seriously delinquent. This is not an attempt to get your property. It's to make sure when a new owner buys a property any outstanding dues are paid at closing. We have a good record of owners paying dues on time and part of that is because we work hard to minimize the cost to maintain the operation.

We welcome any questions you may have regarding the financials bearing in mind that it may take more than a quick answer. Our financials are done outside by a firm with no attachments to Howard Mesa.

**Howard Mesa Ranch POA**  
**Profit & Loss**  
 January through December 2022

	Jan - Dec 22
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>10 Acres</b>	
2022	9,235.00
<b>Total 10 Acres</b>	9,235.00
<b>36 Acres</b>	
2015	0.00
2022	41,450.00
36 Acre Annual 2021	777.00
Prior Years	8,040.00
<b>Total 36 Acres</b>	50,267.00
<b>Interest Income</b>	12.84
<b>Lunch Annual Meeting</b>	190.00
<b>Operations</b>	
Late Fees	480.00
Mailboxes	225.00
<b>Total Operations</b>	705.00
<b>Transfer Fee</b>	1,400.00
<b>Total Income</b>	61,809.84
<b>Expense</b>	
Annual Meeting	1,725.00
Bank Charges	261.18
Fire Services	5,000.00
Insurance Expense	1,551.00
Office Supplies	32.50
Postage and Delivery	74.00
Printing	350.00
Professional Fees	
Accounting	2,750.00
<b>Total Professional Fees</b>	2,750.00
<b>Repairs and Maintenance</b>	
Association Roads	26,667.25
Common Roads	10,080.00
Gate	1,502.68
Repairs and Maintenance - Other	926.17
<b>Total Repairs and Maintenance</b>	39,176.10
Security Cameras	1,360.08
Signage	8,653.90
Supplies	255.55
Water Tanks	15,452.48
Website	189.66
<b>Total Expense</b>	76,831.45
<b>Net Ordinary Income</b>	-15,021.61
<b>Net Income</b>	-15,021.61

Howard Mesa Ranch POA  
**Balance Sheet**  
As of December 31, 2022

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	<u>Dec 31, 22</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Checking #4519	2,769.85
Money Market #7877	47,131.50
Petty Cash	300.00
	<hr/>
Total Checking/Savings	50,201.35
	<hr/>
Total Current Assets	50,201.35
	<hr/>
<b>TOTAL ASSETS</b>	<b>50,201.35</b>
	<hr/> <hr/>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Equity	65,222.96
Net Income	-15,021.61
	<hr/>
Total Equity	50,201.35
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>50,201.35</b>
	<hr/> <hr/>

Howard Mesa Ranch POA  
**Profit & Loss**  
January through July 2023

	<u>Jan - Jul 23</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>10 Acres</b>	
2023 10 acres	10,244.37
<b>Total 10 Acres</b>	10,244.37
<b>36 Acres</b>	
2023	51,287.55
Prior Years	4,347.85
<b>Total 36 Acres</b>	55,635.40
<b>Interest Income</b>	89.11
<b>Operations</b>	
Late Fees	150.00
<b>Total Operations</b>	150.00
<b>Transfer Fee</b>	1,425.00
<b>Total Income</b>	67,543.88
<b>Expense</b>	
<b>Bank Charges</b>	156.50
<b>Professional Fees</b>	
Accounting	1,450.00
Attorney	150.00
<b>Total Professional Fees</b>	1,600.00
<b>Reconciliation Discrepancies</b>	0.39
<b>Repairs and Maintenance</b>	
Association Roads	15,940.00
Common Roads	8,950.00
Repairs and Maintenance - Other	400.00
<b>Total Repairs and Maintenance</b>	25,290.00
<b>Signage</b>	1,166.31
<b>Snow Plowing</b>	7,605.00
<b>Supplies</b>	50.00
<b>Website</b>	153.81
<b>Total Expense</b>	36,022.01
<b>Net Ordinary Income</b>	31,521.87
<b>Net Income</b>	<u><u>31,521.87</u></u>

8:58 AM

08/13/23

**Howard Mesa Ranch POA**  
**Reconciliation Summary**  
**Money Market #7877, Period Ending 07/31/2023**

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	<u>Jul 31, 23</u>
Beginning Balance	74,221.95
Cleared Transactions	
Checks and Payments - 1 item	-6.00
Deposits and Credits - 2 items	<u>156.54</u>
Total Cleared Transactions	<u>150.54</u>
Cleared Balance	<u><b>74,372.49</b></u>
Register Balance as of 07/31/2023	74,372.49
New Transactions	
Deposits and Credits - 2 items	<u>1,165.85</u>
Total New Transactions	<u>1,165.85</u>
Ending Balance	<u><b>75,538.34</b></u>

Howard Mesa Ranch POA  
**Balance Sheet**  
As of February 28, 2023

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	<u>Feb 28, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Checking #4519	2,554.04
Money Market #7877	95,903.26
Petty Cash	300.00
Total Checking/Savings	<u>98,757.30</u>
Total Current Assets	<u>98,757.30</u>
<b>TOTAL ASSETS</b>	<b><u>98,757.30</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Equity	65,222.96
Unrestricted Net Assets	-15,021.61
Net Income	48,555.95
Total Equity	<u>98,757.30</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>98,757.30</u></b>



**Howard Mesa Ranch POA**  
**Reconciliation Detail**  
**Money Market #7877, Period Ending 07/31/2023**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						74,221.95
<b>Cleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Check	07/31/2023	EFT	National Bank	X	-6.00	-6.00
Total Checks and Payments					-6.00	-6.00
<b>Deposits and Credits - 2 items</b>						
Deposit	07/31/2023	EFT	National Bank	X	31.54	31.54
Deposit	07/31/2023			X	125.00	156.54
Total Deposits and Credits					156.54	156.54
Total Cleared Transactions					150.54	150.54
Cleared Balance					150.54	74,372.49
Register Balance as of 07/31/2023					150.54	74,372.49
<b>New Transactions</b>						
<b>Deposits and Credits - 2 items</b>						
Deposit	08/04/2023				200.00	200.00
Deposit	08/09/2023				965.85	1,165.85
Total Deposits and Credits					1,165.85	1,165.85
Total New Transactions					1,165.85	1,165.85
<b>Ending Balance</b>					<b>1,316.39</b>	<b>75,538.34</b>

8:38 AM  
08/13/23

**Howard Mesa Ranch POA**  
**Reconciliation Summary**  
Checking #4519, Period Ending 07/31/2023

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	<u>Jul 31, 23</u>
Beginning Balance	10,616.23
Cleared Transactions	
Checks and Payments - 5 items	<u>-3,765.50</u>
Total Cleared Transactions	<u>-3,765.50</u>
Cleared Balance	<u><u>6,850.73</u></u>
Register Balance as of 07/31/2023	6,850.73
Ending Balance	6,850.73

8:38 AM

08/13/23

**Howard Mesa Ranch POA**  
**Reconciliation Detail**  
Checking #4519, Period Ending 07/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						10,616.23
<b>Cleared Transactions</b>						
<b>Checks and Payments - 5 items</b>						
Check	07/08/2023	2640	CZ Trucking	X	-2,880.00	-2,880.00
Check	07/10/2023	2641	TNT	X	-450.00	-3,330.00
Check	07/10/2023	2639	BNK Compliane Signs	X	-29.50	-3,359.50
Check	07/15/2023	2642	Best, Christopher & ...	X	-400.00	-3,759.50
Check	07/31/2023	EFT	National Bank	X	-6.00	-3,765.50
<b>Total Checks and Payments</b>					<u>-3,765.50</u>	<u>-3,765.50</u>
<b>Total Cleared Transactions</b>					<u>-3,765.50</u>	<u>-3,765.50</u>
<b>Cleared Balance</b>					<u>-3,765.50</u>	<u>6,850.73</u>
<b>Register Balance as of 07/31/2023</b>					<u>-3,765.50</u>	<u>6,850.73</u>
<b>Ending Balance</b>					<u><u>-3,765.50</u></u>	<u><u>6,850.73</u></u>



P.O. BOX 26547  
SALT LAKE CITY, UT 84126-0546

July 31, 2023  
HOWARD MESA PROPERTY OWNERS ASSOCIATION  
6010007877

INTEREST

Interest Earned This Statement Period	\$31.54	Number Of Days This Statement Period	31
Interest Paid Year-To-Date 2023	\$89.11	Annual Percentage Yield Earned	0.5000%
Interest Paid Last Year 2022	\$13.88		

National Bank of Arizona

ACCOUNT # 6010007877

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This Statement  
July 31, 2023

<b>Money Market Credit</b>		Date: 07/25/2023
Branch: 01335	03:38:07 PM	Account: 6010007877
Teller: 1102729		Amount: 125.00
Cost Center: 08232		Trace #: 405676
1		
Primary Customer Name: HOWARD MESA PROPERTY OWNERS ASSOCIATION		
54540116 6010007877 352 12500		
<b>Processed 07/25/23 \$125.00</b>		



P.O. BOX 26547  
SALT LAKE CITY, UT 84126-0546

**Statement of Accounts**

This Statement: July 31, 2023  
Last Statement: June 30, 2023

Primary Account: 6010014519

0020402 1949-06-0000-NRA-PC0023-00004

HOWARD MESA PROPERTY OWNERS ASSOCIATION  
7731 N STATE ROUTE 64  
WILLIAMS, AZ 86046-8033

**Direct Inquiries to:**  
800-497-8168  
WWW.NBARIZONA.COM

Tired of all the paper? Start receiving your statements electronically and review your account notices online.  
Sign up for Online Banking or login today at [WWW.NBARIZONA.COM](http://WWW.NBARIZONA.COM)

**SUMMARY OF ACCOUNT BALANCE**

Account Type	Account Number	Account Ending Balance
BUSINESS GROWTH CHECKING	6010014519	\$6,850.73

**BUSINESS GROWTH CHECKING 6010014519**

	Previous Balance	Deposits/Credits	Withdrawals/Debits	Checks Processed	Ending Balance
Count:		0	1	4	
Amount:	10,616.23	0.00	6.00-	3,759.50-	6,850.73

**TRANSACTIONS**

Posting Date	Effective Date	Description	Deposits/Credits	Withdrawals/Debits
07/13	07/13	TELLER DEPOSIT TXN CHQ No: 00000002641		450.00-
07/13	07/13	CHECK CASHING TXN CHQ No: 00000002639		29.50-
07/14	07/14	TELLER DEPOSIT TXN CHQ No: 00000002640		2,880.00-
07/17	07/17	CHECK CASHING TXN CHQ No: 00000002642		400.00-
07/31	07/31	PAPER STATEMENT FEE		6.00-

**CHECKS PROCESSED**

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
2639	07/13	\$29.50	2641	07/13	\$450.00	2642	07/17	\$400.00
2640	07/14	\$2,880.00						

**ACTIVITY COUNT**

	During this period
Total Items	5
Average Balance for this Statement Period	\$8,456.33

**AGGREGATE OVERDRAFT AND RETURNED ITEM FEES**

	Total for This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

To learn more about our other products and services that may lower the cost of managing account overdrafts or to discuss removing overdraft coverage from your account, please contact Customer Service or visit your local branch.





P.O. BOX 26547  
SALT LAKE CITY, UT 84126-0546

July 31, 2023  
HOWARD MESA PROPERTY OWNERS ASSOCIATION  
6010014519

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
07/13	\$10,136.73	07/17	\$6,856.73	07/31	\$6,850.73
07/14	\$7,256.73				

INTEREST

Interest Earned This Statement Period	\$0.00	Number Of Days This Statement Period	31
Interest Paid Year-To-Date 2023	\$0.00	Annual Percentage Yield Earned	0.0000%

National Bank of Arizona

ACCOUNT # 6010014519

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This Statement  
July 31, 2023

HOWARD MESA PROPERTY OWNERS ASSOCIATION 2641  
PO BOX 14 WILLIAMS, AZ 86046-0014  
DATE 10 July 2023  
PAY TO THE ORDER OF Real Trust \$450.00  
Four hundred fifty  
NATIONAL BANK OF ARIZONA  
MEMO Amund City CDR/ALD

Processed 07/13/23 \$450.00 CH# 2641

HOWARD MESA PROPERTY OWNERS ASSOCIATION 2639  
PO BOX 14 WILLIAMS, AZ 86046-0014  
DATE 8 July 2023  
PAY TO THE ORDER OF Compliance \$29.50  
Twenty nine  
NATIONAL BANK OF ARIZONA  
MEMO TUV 1818643 CDR/ALD

Processed 07/13/23 \$29.50 CH# 2639

HOWARD MESA PROPERTY OWNERS ASSOCIATION 2640  
PO BOX 14 WILLIAMS, AZ 86046-0014  
DATE 8 July 2023  
PAY TO THE ORDER OF CZ Truck \$2,880.00  
Two thousand eight hundred  
NATIONAL BANK OF ARIZONA  
MEMO TUV 015 CDR/ALD

Processed 07/14/23 \$2880.00 CH# 2640

HOWARD MESA PROPERTY OWNERS ASSOCIATION 2642  
PO BOX 14 WILLIAMS, AZ 86046-0014  
DATE 15 July 2023  
PAY TO THE ORDER OF Chris Best \$400.00  
Four hundred  
NATIONAL BANK OF ARIZONA  
MEMO TUV 1818643 CDR/ALD

Processed 07/17/23 \$400.00 CH# 2642

## TRANSACTIONS

### July 31, 2023 Bank Statements

Money Market Balance	\$74,372.49
Checking Balance	\$6,850.73

### Checks Issued January 1 to August 18

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, Regular Road Grading	\$ 3,870.00

Other Transactions: Transfer \$20,000 to checking 5/5 from money market

## PROPOSED BUDGET 2024

<b>ITEM</b>		<b>2023</b>	<b>2024</b>
Income	Total Estimated Collected From Assessments and Other Income	\$71,300.00	\$75,000.00
	Additional Cash Available	\$45,000.00	\$47,000.00
	<b>TOTAL PROJECTED INCOME</b>	<b>\$116,300.00</b>	<b>\$122,000.00</b>
Expenses	Fire/EMS	\$ 5,000.00	\$5,000.00
	Insurance	\$ 3,000.00	\$3,000.00
	Office, General	\$ 3,700.00	\$4,000.00
	Fees, Taxes, Professional Expenses	\$ 6,000.00	\$6,000.00
	Roads, Grading	\$41,000.00	\$45,000.00
	Roads, Material	\$25,000.00	\$30,000.00
	Roads, Common	\$10,000.00	\$10,000.00
	<b>TOTAL EXPENSES</b>	<b>\$93,700.00</b>	<b>\$103,000.00</b>
	Net Balance For Additional Projects		\$19,000.00
Proposed Additional Expenses			
	Speed Limit, No Trespassing signs		\$ 1,000.00
	New Roads, culverts		\$ 5,000.00
Balance Forward			\$13,000.00