
Open Meeting Minutes: March 24, 2025

Call to Order

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

Attendees:

- Cliff Hall (President)
 - Brittany Anslow (Secretary)
 - Brian Marsh (Board Member)
 - Roger Inman (Vice President)
 - Tommy Presley (Treasurer)
 - Brandon Huddleston (Board Member)
 - Chris Young (Board Member)
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Approval of Previous Meeting Minutes

The meeting minutes from January 16, 2025, were approved by a vote of 7-0

Opening Statement

No formal opening statement was provided.

Financial Report

- **Bank Statement PROVIDED as of meeting**

Checking \$14,031.85 less \$900 to Brian Marsh, Invoice 4

Money Market \$72,563.45

YTD Fees \$37.50

- **Invoices Paid:**

- Check #2681: \$900 for Brian Marsh Invoice 4
 - Check #2682: \$49.06 to IRS
 - Check #2682: \$50.00 to AZ Treasure
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- **Invoices to Be Paid:**

- \$5,416 and \$10,080 to Weiss CPA for Common Road account for Big Elk and Jackrabbit repair and for annual contribution.
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Discussed Treasurer was to contact the bank in regard to banking fees in particular deposits and our options.

Discussed Treasurer is to gain access to online banking info to be able to perform his duties so that our president isn't doing both roles.

Outside Bookkeeping Service Discussion

The board reviewed the proposal from Weiss CPA for monthly bookkeeping services. The fees are as follows:

- Monthly fee: \$350 + out-of-pocket costs
 - Annual fee: \$775 + out-of-pocket costs
 - Ownership transfers: \$150 each
 - Lein and Lein releases: \$50 each + notary cost (\$10 per page)
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A motion was made and seconded to accept Weiss CPA as the outside bookkeeping service. The vote passed 7-0 in favor.

Completed Projects

- **Common Roads Only:** Work was completed on Jackrabbit and Big Elk.
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Projected Projects for 2025

- **Red Tide Project:** \$2,020 or less – Approved by a 7-0 vote.
 - **Single Tree Project:** \$5,360 on hold
 - **Big Elk Cinders:** \$16,510 on hold
 - Additional quotes will be requested for Critter Pass and Whitetail Loop cinders for fill-in spots.
 - Need reflectors on existing poles on Half Hitch and North Lariat
 - With no major repairs scheduled, the emphasis this year will be on grading and adding cinders where needed
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Future Road Work

May 1, 2026, road work on common areas will return to Four Hills.

A vote was held to approve the payment of \$5,416 and \$10,080 to Weiss CPA for common roads. The vote passed 7-0 in favor.

Mailbox Purchase Discussion

A quote for mailbox purchases was presented:

- **Quote from GoMailboxes.com:** \$2,180
 - **Quote from Hardware Store in Valle:** Item #3316 (Price not specified)
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Discussion was tabled pending discussion with 4Hills.

Due to vacancy left by the passing of board member Ray Schuman, the president appointed association member Rob Brown to complete Ray's term. This was recommended by the association law office to avoid an even number board and to correct the appropriate representation of 5 36+ acre lot members and 4 10-acre lot members. Rob has experience in roads maintenance, heavy equipment operation and road materials. He has been an active member assisting neighbors in plowing snow, tractor work etc. Rob Brown will be added to the email list for notifications

Adjournment

The meeting was adjourned at 8:30 PM due to aggression from a board member Chris Young. Notes were stopped at this time due to aggression and walked out of meeting.

Q&A Session

Due to the conduct of a board member, the meeting notes were ending during Q & A session.

Minutes Prepared By:

Brittany Anslow, Secretary
