

**Sierra Highlands Ranch
Board Meeting Minutes- Approved
April 4, 2023 - 5:00pm -Meeting via Zoom**

John Heltzel- Called meeting to order at 5:16pm.

Board Member Quorum was established.

21 owners also present on the call- Please remember to change your screen name from your phone number to your name.

Introduction of new Board Members:

John Heltzel- President, Pablo Pacheco- Vice President, Brandy Markland- Secretary and Treasurer, Jered Kaplan- MAL and Robyn McClendon- MAL.

Actions without a meeting-

- Board member organization was determined.
- Introductory letter to property owners was approved.
- Road survey letter and map was approved.
- Western Grading estimate for initial road grading was approved.

Minutes- Annual Minutes from February 2023 were reviewed and accepted by the board.

Treasurers Report- Treasurer summarized the February 2023 financials reports which may be viewed by owners on the owners portal with Sentry.

Treasurer reported receiving the 2022 tax return and year –end final reports from the CPA.

Old Business- Roads

- President summarized the “when to grade/when not to grade” and ideal conditions for road maintenance and repairs. After completing property pin markers with a few volunteers, the initial road smoothing process will begin early April with Western Grading. After the initial grading, priority locations for repairs and material will commence. All property owners may assist by ensuring their property pins are clearly identified with 6 foot T-posts. The board will publish the scope of work for owners on the sentry website.
- Communication- New board will have access to website soon. Owners may contact the Board directly by going to www.shraz.us and using the contact is function.
- Please be reminded to ensure that mailing addresses and email addresses are updated. In an attempt to reduce the cost of mailings and postage, the more email addresses we have the better for communications.
- New Committees- Property pins and signage volunteers requested.

- Well Maintenance Program to be revised. Will include more frequent testing and periodic sample testing. Volunteers requested.

Homeowner Forum

- One owner has a fenced property and expressed concerned about other ranchers “baiting” their cattle onto their property with baled hay in the easement, causing fencing damage. Board will get owner in touch with two ranchers that we have contact information for for the owner to address with them directly.
- If property is not fenced, open range laws apply.
- Owner reported an issue with trees being removed by the contractor that installed water lines near the well.
- Owner noted that markers were knocked down by previous grading contractor. Property owners should not have to pay for replacements. The board is working with a surveyor to remark missing property markers from the previous grading.
- The well is located near lot 321 on Angus. New custom caps will be fabricated.
- Welcoming Committee- Volunteers requested to help provide educational material, etc. “when to drive, when not to drive”.
- Rain collection is allowed from structures, but not from the ground. Zone 6A for growing.
- Volunteers requested to help plan a community get together at the park this year.

Next Meeting: Via Zoom on May 2, 2023

Adjourned at 6:37pm.

Respectfully Submitted by: Brandy Markland- Secretary for Sierra Highlands Ranch