

**Sierra Highlands Ranch
Board Meeting Minutes- Approved
May 2, 2023 - 5:00pm -Meeting via Zoom**

John Heltzel- President- Called meeting to order at 5:08pm.

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 Board Members:

John Heltzel- President, Pablo Pacheco- Vice President, Brandy Markland- Secretary and Treasurer, Jared Kaplan- MAL. Robyn McClendon- MAL was not present.

Actions without a Meeting-

- April 2023 minutes were approved by the board unanimously via email and posted to the Sentry portal.
- Board approved sending “intent to lien” notices to all owners that were more than 90 days delinquent. Board has authorized the reversal of late fees only, but Sentry will arrange a payment plan if needed for the hard cost of the lien notices, which cannot be reversed. Memo from the board will be forthcoming regarding that policy.

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

As of March 31, 2023:

- Operating balance- 99k Maintenance Reserves: 152k Prior Year Surplus of 95K to be used for road repairs. Delinquencies down about 3k from last month.

Old Business- Roads

- President summarized the progress of the initial phase of grading- Should be completed as of May 2, 2023. President is meeting with contractor May 3rd to review priority repair locations which will include gravel at the well, drainage and culverts at two main washes, as well as additional locations.
- One issue reported that pins were removed and the road widened, happened to be a result of the grading of a previous contractor.
- Volunteers to help keep costs down for these repairs may be investigated, with the use of a waiver of liability.
- All property owners have a responsibility to protect their property pins and mark their fence line setbacks along the roads. They should be visible clearly identified with 6 foot T-posts.
- Communication- Owners should contact the Board directly by going to www.shraz.us and using the contact is function or email the board directly at sierrahighlandsboard@gmail.com.

- 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 as well as a community in person event this summer!
- Well Maintenance Program to be revised. Will include more frequent testing and periodic sample testing. Volunteers requested.
- Open Range versus Free Range- Sierra Highlands is subject to Open Range laws, which means that a rancher holds the lease for grazing in the ranch. Free range does not apply, and individual property owners may not "free range" livestock. Unless a parcel is fenced per fencing standards, cattle must have access for grazing.
- Unsightly Roadside parcel conditions- It is suggested that all property owners review the rules of the Declarations, as there are a few rules that do apply to every owner. Recent complaints received were related to incessant dog barking and non-operational vehicles and unsightly parcel conditions along the road.

Homeowner Forum

- One owner mentioned both pins disappeared last year. Board to take a look and make sure their t posts are still there.
- One owner mentioned having a survey done, should they do t posts too. Yes, and advised to take a date stamped photo, just in case!
- Package deliveries- Discussion about how yes, Fed Ex and UPS deliver here.

Next Meeting: Via Zoom on July 10, 2023

Adjourned at 5:55pm.

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