

**Sierra Highlands Ranch Property Owners Association**  
**Minutes of the Meeting of the Board of Directors**  
**June 27, 2024**  
**5:00 pm - 8:00 pm**

**Board Members Present (via Google Meet):**

Wesley Johnson, President  
Scott "Piper" Sowka, Vice President  
Kristi Sharp, Secretary  
Kathryn Reyes, Treasurer  
Jada Allen, Director

The open meeting of the Board of Directors of Sierra Highlands Ranch Property Owners Association was called to order at 5:01 PM on June 27, 2024, at Sierra Highlands Ranch by Wesley Johnson, President.

**I. Approval of Agenda**

The agenda for the meeting was distributed and unanimously approved before the meeting.

**II. Review of Previous Minutes**

The agenda for the June 20, 2024 meeting had been previously distributed and unanimously approved during the meeting.

**III. Reports**

1. Treasurer's Report -

- a. The association has four accounts; one main checking and a second checking, and two accounts in reserve that are money market accounts (which gain more interest than a savings account).
- b. Current Assets - \$146,524.00.
- c. Year to date contributions - \$16,666.69.
- d. Year End expenditures - \$8985.00
- e. Projected year-end balance - \$115,173.52.

2 Road Report -

- a. Wes Johnson has reached out to Iron Horses but has not heard back.
- b. Piper reached out to Rick Pearce asking him to drive the roads to determine the areas most in need of work (Verde, Not Rocky Road, all the way up the Y, and sections of Bear Claw and Paradise) and report back with his availability and cost. Rick is available to do

general work, knock down ruts, and smooth out the roads, as early as next week for \$3500.000 or less. The board voted unanimously to hire Rick to do general work.

- c. Kristi reported that she is in contact with Paydirt Earth Movers out of St. Johns who could be another potential road contractor and will have them reach out to Wes to arrange a meeting and discuss a bid.

5. Well Report - (No change since the last report on June 20, 2024)

- a. Piper tested the well water on May 20, 2024, and found it is potable by all EPA standards. It will be tested again at least once a year or after every wet season. (possibly again this fall)
- a. He stated that there are no more test kits therefore a vote will be needed in a future meeting to purchase more test kits (\$20 to \$40 per test kit).
- b. He received reports that the well caps are missing and will need to be discussed in a future meeting.

4. Committee Reports - None.

**Interim Business - (By Previous Unanimous Vote)**

1. Attorney Mark Holmgren - The board will not utilize his services currently, but the final decision to discontinue services will be temporarily put on hold.
1. SHR Official Email - The only email used by the board is [shrazboard@gmail.com](mailto:shrazboard@gmail.com).
2. Current meeting schedule -
  - a. The next Open Board Meeting is scheduled for July 11, 2024, from 6:00 - 8:00 Arizona time via Google Meet.
  - b. Future meetings will be held bi-monthly. The dates for the next eleven months are TBD.
  - c. The Annual meeting is TBD.

**New Business**

1. Outstanding Invoice for Rick Pearce from 2022/2023 - Piper has not received the invoice yet. However, it will be checked against the financials when received and the board voted unanimously in their last meeting to pay any outstanding balance. The members at the meeting agreed.
  - a. Piper noted that he had checked with the President of the board during that time regarding payment for the work, Ray Bennett II, remembers the work being done, but not being paid. Piper still needs to check with Lisa Eisenbraun-Long.
2. Replacement for Sentry Management -
  - a. Piper reported that he has ruled out twelve management companies and received three proposals that offer the type of services we need, are in Arizona, are willing to work with

the board and offer a relatively quick transition. All are higher than Sentry, but Sentry charges additional fees for services without the board's consent.

- b. Piper and Kristi did a side-by-side comparison and discussed the bids from each of the potential management companies:
  - i. HOAMCO -
  - ii. Brown Property Management -
  - iii. AZ Community Management -
    1. Both Piper and Kristi agreed that AZ Community Management is the most expensive upfront and has a lot of hidden charges that other companies include in their monthly rates. The consensus among the board and members was to not hire them.
- c. The board has plans in place to transfer the POA funds safely in the event a management company is not secured before Sentry is ready to release them.
- d. The board will discuss in more detail the two remaining companies before making their final decision.

#### Webmaster Services Through Ray Bennett II -

- a. Ray Bennett II has offered to provide the hosting and update services for the SHRAZ website for the board moving forward as a third party, ensuring the site's security and ease of transitions between annual board member changes. His rate would be \$405.42 (\$180.42 GoDaddy's annual cost plus \$225.00). Ray would also offer a second login to the board for emergency use.
  - i. The board voted unanimously to retain a contract with Ray as Webmaster for the POA.
  - ii. Ray will contact the board to make the necessary changes and unlock the website.

The meeting was opened to the members for questions and comments at 7:00 pm.

#### **Closing**

The next meeting will be held at 6:00 PM on July 11, 2024, at:  
Sierra Highlands Ranch (via Google Meet)  
St Johns, Arizona 85936

The meeting was adjourned at 7:30 PM by Wesley Johnson, President.

Minutes submitted by: Kristi Sharp, Secretary