Sierra Highlands Ranch Board Meeting Agenda July 21, 2022 @1700

1. **Call to order - 1700**

1700 – Pledge of Allegiance

2. **Roll Call**

President – Ray Bennett II -

Vice-President – Lisa Long -

Secretary – Vacant

Treasurer – Jane Wiggins -

Director – Piper -

3. **Approval of minutes**

Meeting minutes – vote to approve April Meeting Minutes

4. **Open Forum –** Post possible names for roads

5. **Reports of officers -**

President – Report – Ray Bennett II –

Vice-President – Report – Lisa Long –

Secretary – Report – vacant

Treasurer – Report – Jane Wiggins –

Assets: $255,433.74

INCOME

YTD income (actual): $58,778.44

YTD budget: $53,212.50

EXPENSES

YTD expenses: $33,523.34

YTD budget: $53,692.44

Director – Report – Piper -

6. **Reports of committees**

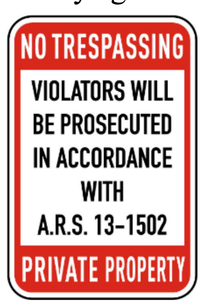
Janna – Property stake committee –

7. Standard order of business –

- Discussion of road maintenance – Grading has been going on as the conditions permit, still need invoices from Pierce
- Discussion of well maintenance – Piper and crew will conduct well water collection and testing.
- Nielsen will redesign lids for well. No locks present at well. – Contact Neilsen about the redesign of the lids. Update? I got word that one of the property owners overheard individuals not part of our community was discussing that our well is not locked and water is open for the taking.

- **New Business –**
  - Road repair and maintenance proposals – Pierce and Perkins. Update?
  - Discuss selecting new Secretary
  - Road work has removed some of the property markers along the road. We need to advise the grader to be aware of these markers and not to grade over them. Lot #93 which is a corner lot has 3 markers that are now missing due to the grading along their property. We are responsible for the markers along the roads and will have to have them replaced. Vote on getting surveyor out to re-mark the property. $500 to find markers $500 for survey map to be recorded $1000 total. J. Marbles Surveying Need to vote on Need to vote on
  - Discuss policy about fee waiving for dues that are late. Currently we have approved the fees to be waived for first time offenses with the property owner notified that this is the only time the fees will be waived, additionally the property owner's account is notated that the fee was waived and will not be eligible for a waiving of the fee again.
  - Discuss and plan budget
  - Discuss possibilities to counteract theft.
  - Private Property signs from www.safetysigns.com–
    18"x24" $54.10 x **4** = $207.60

4 total



  - Adding a sign at SHR and Woodland Ranch entrance saying, "Please close gate".
    14"x10" $18.25 x **4** = $68.60

4 total

8 Adjourn meeting -

SENTRY management COMMUNITY ASSOCIATION MANAGEMENT

Financial Summary

Sierra Highlands Ranch Property Owners Association

June 2022

ASSETS		LIABILITIES	
Cash in Bank - Operating	82,494.20	Payables/Prepaids	58,116.98
Cash in Bank - Reserves	124,680.83	Reserves (net)	124,680.83
Maintenance Fees Receivable	46,993.87	Equity	72,635.93
Prepaid	1,264.84		
Deposits	0.00		
TOTAL ASSETS	**255,433.74**	**TOTAL LIABILITIES**	**255,433.74**

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	**12,213.33**	**58,778.44**	**53,212.50**	**5,565.94**
EXPENSES:				
General Maintenance Expenses	0.00	0.00	26,250.00	(26,250.00)
Grounds				0.00
Administration	4,736.95	17,043.36	10,962.46	6,080.90
Reserves	2,746.67	16,479.98	16,479.98	0.00
TOTAL EXPENSES	**7,483.62**	**33,523.34**	**53,692.44**	**(20,169.10)**
SURPLUS/(DEFICIT)	**4,729.71**	**25,255.10**	**(479.94)**	**(25,735.04)**

COMMENTS:

General Maintenance

SMI CAM-05
01/18