

**Sierra Highlands Ranch Property Owners Association**  
**Minutes of the Emergency Meeting of the Board of Directors**  
**August 29, 2024**  
**6:30 pm - 7:45 pm**

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

Wesley Johnson, President

Scott "Piper" Sowka, Vice President

Kristi Sharp, Secretary

Kathryn Reyes, Treasurer

Jada Allen, Director

Wesley Johnson requested an emergency meeting of the Board of Directors of Sierra Highlands Ranch Property Owners Association. The meeting was called to order at 6:40 PM on August 29, 2024, at Sierra Highlands Ranch by Wesley Johnson, President.

**New Business**

1. Protectpov -

- a. Protectpov (a group of unknown/anonymous individuals) emailed the Apache County Health and Building Departments with complaints for approximately 20 SHR property owners, claiming each of septic and or wastewater disposal violations. All inspections conducted by the Apache County Health /Inspector were found to be in compliance within county codes. The board discussed what proactive measures should be taken to stop the false claims and harassment of its members.
- b. The board voted and approved that a letter (drafted by Piper) to be sent to the Apache County Health and Building Departments explaining:
  - i. that past actions were taken by the 2023 SHR POA Board against its members for the same violations, and hiring an Attorney to enforce their aggressive compliance agenda on property owners only after a failed attempt to engage Apache County Officials to do so.
  - ii. that the 2024 de facto board was installed after a rigged board election to continue the agenda of the 2024 board, which ended in June following a 2nd board election which ousted them.
- c. The board members are and will continue to investigate who is behind Protectpov, where the original email came from (the specific person that sent the email), and provide evidence to the county local officials for further investigation of fraud/harassment.

2. Recoup of misappropriated funds by the 2023 board members and 2024 defacto board members –

1. The board discussed its concerns about conversions that have been initiated and are escalating on Facebook by property owners insisting that the 2024 board members take legal action against the 2023 board members and 2024 defacto board members for misappropriated funds spent on attorney fees and (allegedly) financially profiting from their positions as board members.

- a. The board discussed the difficulty of getting a conviction for any actions taken by any previous board members due to the indemnity clause in its governing documents.
- b. The board voted and approved a third-party audit to be conducted to determine if there was any maleficence. If found, the board will discuss what legal actions need to be taken.
- c. The board agreed that it would support its members to collectively take legal action against Sentry Management for spending POA funds based on authorization from the 2024 de facto board members, knowing they were not legitimate and did not have that authority.

The meeting was adjourned at 7:45 PM by Wesley Johnson, President.

The next open meeting will be held at 6:00 PM on September 16, 2024, at:  
Sierra Highlands Ranch (via Google Meet)  
St Johns, Arizona 85936

The agenda for the next meeting is TBA:

Minutes submitted by: Kristi Sharp, Secretary

Minutes approved by: