

**Sierra Highlands Ranch Property Owners Association**  
**Minutes of the Meeting of the Board of Directors**  
**June 20, 2024**  
**6:00 PM**

**Location of Meeting:**

Sierra Highlands Ranch (via Google Meet)  
St Johns, Arizona 85936

**Present at Meeting:**

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

The regular meeting of the Board of Directors of Sierra Highlands Ranch Property Owners Association was called to order at 6:11 PM on June 20, 2024, at Sierra Highlands Ranch by Wesley Johnson, President.

**I. Approval of Agenda**

The agenda for the meeting was distributed and unanimously approved.

**II. Review of Previous Minutes**

**III. Consideration of Open Issues**

1. Retention Of Services from Attorney Mark Holmgren  
The board members discussed whether Attorney Mark Holmgren's services were still needed. The board voted unanimously that his services would not be utilized at this time, but the final decision to discontinue services would be temporarily put on hold.
2. Instructions To Sentry Management from The President  
Wesley Johnson informed the board that he spoke with Sentry Management and requested that access to the board information be removed from the de facto board members and provided to the officially elected board members. He also instructed them that they are not authorized to consult with or pay any invoices submitted by Attorney Mark Holmgren.
3. Replacement For Sentry Management  
The board discussed and voted unanimously to collectively research property management companies and local CPA firms and reach out to property owners for recommendations to replace Sentry Management. They also agreed that using the current

scope of services Sentry Management provides will assist with obtaining quotes for comparable services.

4. Road Maintenance

Piper Sowka informed the board that he had spoken with Rick Pearce about doing immediate road repairs throughout the ranch to knock down ruts and smooth the roads before monsoons. The board agreed to get input from the property owners to determine which roads need work the most. He reported an unpaid invoice in arrears from the 2023 board. The board voted unanimously to pay the outstanding invoice. Piper will get a quote from Rick Pearce for the road work and request a copy of the invoice.

5. Updating The ACC Annual Report

The board members voted unanimously that Wesley Johnson update the official board members listed on the annual report filed with the ACC. Piper recommended after the meeting that it only be done once the Statutory Agent is confirmed so that both are updated simultaneously to save on the cost of filing the changes.

6. SHR Website

The board discussed asking Ray Bennett to unlock the SHR website, update it, for the board to utilize it for communication with the property owners. Piper informed the board that Ray Bennett had previously suggested that that he be contracted as the website manager to assist in a smooth transition for each new board and to handle any updates or changes needed to be made by the board. The board voted unanimously to accept the recommendation. Piper will follow up with Ray Bennett to discuss the agreement and provide the board with the details.

7. SHR Email

The board discussed the confusion caused by several emails used by the de facto board and incoming board members over the past four months. The board members agreed that the POA should have only one email address and that it should not be one created by or owned by any board member. The board voted unanimously to move forward using only one email, shrazboard@gmail.com, linked to the SHR website and under the control of the email owner, Ray Bennett.

8. Social Media

The board discussed the ethical use of social media to communicate with the property owners. The board voted unanimously that board members have the right to speak about anything on social media, but to make it clear whether they are speaking personally or as a board member.

9. Open Board Meetings

The board discussed the need to hold an open meeting for the property owners to attend, get updated information, and have their questions answered. Jada Allen will review the Bylaws to confirm the required notice time for meetings. With a unanimous vote, the board members have scheduled two open board meetings. The first meeting will be held on June 27<sup>th</sup>, and the second will follow two weeks later, on July 11<sup>th</sup>. The board agreed

on the importance of not having secret meetings and keeping the property owners informed. They agreed that the notice be sent out explaining the urgency of the first meeting, which may be sooner than the timeframe required for notices as stated in the Bylaws. The decision was made due to the urgent actions needed within a limited time frame.

### **Agenda and Time of Next Meeting**

The next meeting will be held at 5:00 PM on June 27, 2024, at:  
Sierra Highlands Ranch (via Google Meet)  
St Johns, Arizona 85936

The agenda for the next meeting is as follows:

Update the property owners of the decisions that were made in the June 20th board meeting, allow property owners to ask questions or get clarification on additional information, and get the election results from REDO vote tallies. There may be additional items added to the agenda before the meeting as a result of any work accomplished by the board in the meantime.

The meeting was adjourned at 8:30 PM by Wesley Johnson, President.

Minutes submitted by: Kristi Sharp, Secretary

Minutes approved by: All Board Members