



Property Owners' Association Board of Directors' Meeting

September 14, 2019, Saint Johns, Arizona

The meeting was called to order by President Ed Sauer at 12:00 p.m. Also present were Vice President Bob Johnson, Member at Large David Goodman, Secretary Pat Kirking, and fifteen association members. The meeting was opened with the Pledge of Allegiance being said by all in attendance.

Bob explained that the Board are all POA members, and that all of the changes that we are trying to make is just trying to make things better and easier for the entire membership. Thus, the meetings coming once a month so things can move more quickly and there can be more feedback by the membership.

He explained that the BOD is trying to verify the accuracy of the membership list that we have through the list supplied by TRT. The more accurate the list, the easier it will be to contact all of the membership. TRT now receives a large number of returns when they send out mailings, so the more accurate the information we have, it will be easier to contact all of the membership.

Any changes that we try to make to the CC&R's or to the Bylaws must be voted on, and the CC&R's cannot be changed unless it is voted approved by 2/3 of the entire membership, not just the number of members that actually vote. Also, the membership list should be accurate for the collection of POA dues. Without an accurate list, the budget cannot be an accurately estimated amount.

TRT is now working on collections of past due POA dues. The way that the current list of past due amounts is now sent to the board is not entirely accurate, due to the inclusion of the members that pay their dues in payments, and not all at once. The BOD is working with TRT separate the delinquent list into separate reports

Ed reported that the POA has purchased a computer and it is being used to keep everything in one place and more easily accessible, so we will be working at getting everything from paper to digital documents. He has also been working on making work orders, making things easier to keep track of. This way the road contractor, and anyone else hired to do work for the POA, will have clear instructions on what work is to be done. The exception would be in emergency situations.

Dick Smith voiced concern about the road to his parcel not being graded, and this was addressed. It was also requested that the BOD post updates on which roads are being graded when they have been done. There was a conversation with road contractor, Rick Pierce, on the trouble spots on the WVR roads and the possible fixes. Rick also related that he has a good rapport with the new Apache County road supervisor. This will make it easier for him to work with the county when he has to do work that involves working on the county road as well.

Rick also reported that he found out that Apache County can get a grant to upgrade County Road 6268 to an arterial road instead of a rancher's road. This would take CR6268 to a 24-foot road, limestone topped, and be better maintained. This change, though, will need to be petitioned by the POA with 150 signatures.

Ed reported that the documentation of all the road signs is taking longer than thought. The ranch has been divided up into sections and all missing sign posts are being documented. As soon as this is done, the rest of the signs will be ordered and put up. It was suggested that Apache County may buy all the posts, the N# signs, and the concrete if we put them all up.

David reported that everything has been ordered for the new lock and key system at the convenience well. Steve McMahill has been contracted to weld up the new improved well box.

David said that the new system should be in place by possibly the end of September. The new keys will be available and documented after parcel owners show ID and proof of tax # for their parcel. Only one key will be available per parcel. Once the new system is in place, the keys will be available from David Goodman, Ed Sauer, Pat Kirking, and Chad New.

David also reported that the well pumps approximately 3 gallons per minute, and that he is researching the possibility of changing the angle of the well's solar panels with the seasons.

Christina voiced concerns over dogs running loose instead of being either fenced in or restrained all the time, but there is nothing in the CC&R's about restraining pets, just livestock.

There will be a CC&R/Bylaws committee meeting at the Saint Johns Public Library on September 28, 2019, from 12:00 to 2:00 p.m. All interested members are welcome to attend.

The next POA BOD meeting will be on Saturday, October 12, 2019 at the Saint Johns Public library from 12:00 to 2:00 p.m. and all POA members are welcome to attend.

The motion was made and seconded so the meeting was closed at 2:00 p.m.

Respectfully submitted,

Pat Kirking, secretary