

MINUTES from
Annual Meeting of the Members South Rim Property Owners Association
Saturday, April 11, 2026
High Country Fire & Rescue – 1:00 AZ time

1. Introductions of Board members and parcel owners
2. Meeting called to Order @ 1:18 p.m.
Board member present: Bob Harkins, Brooks Cameron, Laura Sicklesteel, Scott Checani and Nancy Hillman
29 total parcel owners plus spouse/guests present.
3. Treasurer's Report – Beginning Balance 3-1-26 \$175,724.47
ending balance on 3-31-26 \$ 176,23.01
4. Reading of the Minutes - Board Meeting, January 10, 2026 – Brooks moved to accept, Bob 2nd, all in favor with 1 correction.
4. Introduced Christy Lang/HOAMCO as our Community Manager, stated the role of HOAMCO with our POA and answered a few questions
5. Laura Encouraged all parcel owners to update contact information as this information is used to contact you in case of property concerns (squatting etc)
6. Announce results from the 2026 Board of Directors election – 91 Ballots received, 3 spoiled ballots. 241 votes for Scott Checani, 126 votes for Dr Daniel Jacoby, 252 votes for Laura Sicklesteel. Vote to Accept Results Bob moved to accept, Brooks 2nd, motion passed to accept results,
7. Allocate quarterly budget for the roads from April – July 2026, agreed
8. *Report from Roads and Advisory Committee* – Brooks discussed that Larry advises Carlos on needs and that the roads appear to be in good shape, he encouraged parcels owners to provide input, one owner stated that the grader had blocked off his driveway and access to his parcel. Discussion to reminded that owners should place markers to alert edges of driveways to be kept clear and if culverts are installed on a parcel by owner they need to be clear of the easements. James Gaastra stated that Carlos may be having equipment issues that reduce availability of cinders (Brooks will reach out to confirm and advise the Board) Steve Akins asked about invoice payments designated in year end report to “Streets category” discussion with Christy Lang to have HOAMCO remove category 6580 to eliminate confusion in reports.
9. New Business – Bob briefly described and Nancy further clarified Committee meeting attendees were a mix of Board and parcel owners, findings for potential

Mail and Package Cluster Boxes, associated expenses, costs to those who are interested in purchasing (approx \$ 180 one time fee) at 64 entrance with option to expand to 180 entrance if USPS petition is approved and a sign up sheet was provided to determine interests. HOAMCO will help with e-mail blast and post cards to those without e-mail on file to get more response form parcel owners not in attendance at the meeting. 3 owners signed up and 2 owners signed the USPS petition for future 180 location. Parcel owners questions regarded easement permissions, responsibility for damage/vandalism, possibly including a community announcement board.

10. Raffle prizes for \$ 50 Gift Cards – winners Ken & Kathy Moore, Jonathan & Sandy Silverthorn and Marie -Lawrence Mertz & John Chambers. \$ 230 Gift Card selected from Ballots = Joe Higginbotham
 - Open Discussion:
 - Website access concerns, documents missing, possibly obtain new URL.
 - Concerns about not receiving mailings from Board, multiple change requests. Christy will look into any returned mail and again encourage parcel owners to keep records updated.
 - Water Tank #2 has broken clasp and would like a health check done on all water tanks to prepare for upcoming fire season. Brooks will follow up.
 - Request for explanation of types of violations that are posted on website, explain the timeline and violation and fine process
 - expressed concerns of potential outcomes of mentally unstable parcel owner when seeking compliance of CC&R violations. “Don't California” our SRR.
 - Expressing of appreciation of the Boards efforts in serving the ranch.
11. Announcement: Next Board Meeting July 11, 2026, at HCF&R 1:00 AZ time
12. Adjourn Annual Meeting @ 2:37 pm
13. Postponed Executive Board meeting for Election of 2026 Officers Positions to Friday April 17th at 6PM via Zoom