

MINUTES

South Rim Ranch Board Meeting

Date: Saturday, July 11, 2026

Location/Time: High Country Fire & Rescue @ 1:30 AZ/MT

Meeting called to Order @ 1:28 pm

Board members present: Bob Harkins, Nancy Hillman, Laura Sicklesteel

Parcel owners present: 11 parcel owners present

Treasurer's Report Beginning balance on 5/1/2026 \$ 178,136.40, ending balance on 5/31/2026 \$ 174,856.26 (June 30th financial reports had not been received prior)

Reading of the Minutes from Annual Meeting 4-11-2026 - read and Approved with one correction on ending balance of financial report. Information provided to parcel owners present regarding the new state statute 33-1804 as of 4/28/26 regarding how board meetings, agenda's and voting are now required to take place. There was some feedback from parcel owners regarding how much information the board can or will provide on cases going forward. Meeting minutes from 5/28/26 were read – first OPEN meeting following new regulations to allow more parcel owners to hear the new formatting – minutes approved.

Road Report – Larry Gantner Road Committee – Brooks will be filling water tanks, Tank #2 has been repaired, reflectors will be inspected and replaced as needed in the fall. Larry stated that Carlos has completed repairs on their front loader and road mix and cinders will start arriving as the weather permits (wet roads hold onto cinders). Question was asked regarding used culverts seen along SRR Rd. they will be repurposed as needed. Budget/expenditures vote not required at this time.

Bob made motion to discuss Draft Delegation of Authority – Resolution to comply with AZ 33-1804 – Bob read the resolution drafted by VF Law and with one change from secondary responsible Board member from VP to Secretary as read. It was moved by Bob, 2nd by Nancy, motion passed with corrections.

Motion to discuss case # 124003111 – removal of long term placement of unlicensed RV as requested by the Board. Parcel owner is now compliant with CC&R's.

- Q&A with parcel owners – Melinda Gantner expressed that if Board had more than 1 year of violations reversal of fines would not be appropriate. Other parcel owners were not concerned now that parcel owner was compliant.
- Bob made the Motion to Vote: Shall the Board reverse fines now that parcel owner is compliant with CC&R's. Nancy 2nd, all in favor, motion passed

Bob made the Motion to discuss Liens & Foreclosures for delinquent accounts

- Q&A with parcel owners – asked how many current parcels in Foreclosure, how are foreclosures handled (by VF Law and HOAMCO). How can information be shared to allow parcel owners to purchase foreclosed property? Board will

research if there is a way to provide links to County or Sheriff's list of Foreclosures.

HCFR Updates from Chief Trotter – working on Plan C of creating a Fire District. Plans to start small group of residences (25-50) in the Junipine area to establish the district, then will expand through the region as an Opt in/Opt out membership program with a 3 year grace period. NOTE: If you are not a subscriber after the 3yr grace period they WILL NOT Respond to your property. If called during the grace period they will respond, but you will be charged up to \$12,000 per call.

If you OPT IN the Tax formula will be based on your Secondary Tax Rate on your annual statement x 0.0275 % (so each parcel will be different) please note – this should reduce insurance cost and increase attainability of homeowner's policies on SRR.

Chief shared all of the equipment updates and their effectiveness. He also described meeting with Canyon Community Alliance in Valle to inform more local residents of future plans and he's also met with the family of the deceased owner of the Valle Airport to potentially get space for a local fire station within next 2 years.

Currently they are a 501C.3 so it functions with volunteers and more permanent staffing is needed so once it's Tax supported then permanent full and Part time employees can be hired.

Bob made Motion to discuss actions on delinquent parcel owner assessments through HOAMCO. Discussion resulted in a pause on sending statements until accounts have been cleaned up through HOAMCO Accounting.

Bob made Motion to Discuss Mail and Parcel Box progress: Nancy shared that there is enough response from parcel owners survey following Annual Meeting that the Board has agreed to move forward with site inspection, contacting designated parcel owner regarding easement usage for placement, prep site, pour concrete, purchase and install Cluster boxes. Details regarding assignments of boxes will be forthcoming.

Open Discussion, 3 minutes per member who would like to address the Board. A few parcel owners expressed appreciation for the actions and work of the current Board

One parcel owner was questioning how Road Contracts were being Bid and provided, Larry provided information

Next OPEN Board Meeting Saturday Oct 17th at 1:30 PM (moved to 3rd Saturday)
(Exec Board now meets @ 1 PM)