

SPR HOA 2023 Annual Meeting Minutes
August 19, 2023

1. Meeting called to order at 10 AM. 17 people on the call.
2. Approval of 2022 meeting minutes. Motioned by Jim, 2nd by Dave, all approved.
- 3, 5, 6, 7. Jim reported that financial and operational status of the HOA is in good condition.

The budget reflects inflation increases in the regular yearly expenses.

Thanks to the lot thinning program we received about a \$50k addition to our emergency reserve fund. The effects of the Lisa Gibbs issue are costing a considerable amount of money in legal fees, but we are attempting to keep things to a minimum.

Regarding Lisa Gibbs, we are working in conjunction with Moqui Ranchettes Estates where appropriate and acting separately where appropriate. We feel we have a very strong case to keep her from using our facilities for commercial use and we have and will continue to communicate that to her with the help from our attorney. With the most recent washout of her access road in the Estates, we hope she gives up. She must satisfy numerous provisions put forth by the County Planning Commission, as well as satisfying both HOAs concerns. She has not addressed either HOAs concerns at this time.

4. Don reviewed the inquiries that the Architectural Review Committee had this year.
8. Dave discussed ongoing maintenance/repairs needed for the gate. Due to malicious damage recently done to the gate, security cameras are needed. Until the Lisa Gibbs issue is resolved, no discussion of gate replacement will be entertained.
9. Dave discussed the completed initial lot thinning project with the small amount of burning still needed this winter and the clean up of the burn pile areas. A small amount of retention is being held until the work can be 100% completed. There is a possibility of a second thinning project for those who did not participate the first time. Denis Belusic is heading that up, contact Denis directly if you are interested. Denis.belusic@yahoo.com
10. Dave discussed that the road maintenance will be done in September after the monsoon season. All owners with drain culverts on their properties need to check and clear any debris or damage at the culvert ends. Only 3 or 4 properties are in desperate need of repairs.
11. Dave addressed the need for compliance with the 25mph speed limit. Notify all visitors and vendors to keep the speed down. Dust and damage to the roads is directly related to excess speed. *Dave reminded everyone that the CCRs specifically exclude all utility trailers, RVs, campers, boats etc. from being seen from the road. If you have one of the items listed above, please remove the item from the street ASAP. Remember everyone, that there is an open fire pit/burning ban in our community. All it takes is one spark from the fire to start a tree on fire and we could lose our homes and other property.*
12. Dave appointed to 3-year term as Secretary.
13. Noxious weed program contractor missed the opportunity for weed control this year.
14. Open Discussion. Darrell Smith let everyone know of Dennis Peebles passing. Chris and Dee invited everyone to Labor Day BBQ at their place, 2108 Moqui Dr. First house on right as you come through the gate. Call or email to let them know how many people to expect. Dee 623 570 7530 or Dbrehl@me.com
Concern was raised over the burn pile areas, especially on Eagle View. The contractor will clean up the areas and return to finish the burning.
15. Meeting adjourned at 10:53 AM