

Fast Horse Ranch Homeowner's Association Meeting  
February 4, 2009  
Old Vail Middle School  
Vail, Arizona

Board Members Present:  
George Elliott, President  
Jeff Parker, Vice President  
Barry Fotheringham, Secretary/Treasurer  
Jerry Andrick

The Meeting was called to order by the President, George Elliott at 6:10pm. There was a quorum present. The Board members were introduced.

Minutes of the February 22, 2008 HOA meeting were reviewed and approved. MMSP.

Discussion on the new By Laws and Architectural Control Guidelines which are available on the FHR website. Copies can be obtained by requesting through the FHR PO Box.

Barry Fotheringham gave a short briefing on the Colossal Cave Road Improvement Project meeting held on January 15, 2009. It is to begin Summer of 2011. It is to consist of a two lane road with a center turn lane. It is to have bicycle lanes and sidewalks down both sides with turn lanes at both schools. It will begin near the bend just south of the Elementary School and run North to the new pavement just Northeast of the Middle School.

Jerry Andrick gave the outcome of the vote on the Proposed CC&R's. The vote was Concur-51, Do Not Concur-21. It was hoped that through discussion that we might get 3 people who had not concurred to change their vote. This was not to happen. A discussion was done on some of the items that were not wanted. Some did not concur because of one item. We had two members, Bob Graham and Robin Cherry volunteer to assist in making changes to the new proposed CC&R's which will require Board approval before it is sent out to the membership again. It was also learned that there were more requests for changes to the CC&R's that were not given to the current Board from the last Board.

George Elliott presented to the Membership the items accomplished this last year by the Board. Those included:

Rewrite of the By Laws.  
ACC Guidelines updated.  
CC&R's updated and sent out for vote.  
Web Site redesigned and updated by Jeff Parker.  
Road Signs repaired and replaced.  
FHR Entrance Monument repaired and repainted by George Elliott.  
Dumpster placed for Community Clean up.

Lot 35, worked with lender to accomplish repairs and clean up.  
Completed monthly inspections of all lots.  
Started work to Establish a Procedures Manual for Board Members.

Treasurer's Report and Accounts Statement was presented to the Membership for review and approval. MMSP.

Further discussion on Dues payments and Delinquencies. We started 2008 with 54 delinquencies. Some were in posting errors, which we corrected. We ended the year with 13 delinquents of which 6 are in some form of foreclosure, 2 paying on time and 5 not paying. The Board submitted two to Small Claims Court by filing required paperwork. One paid their full amount and the other is on a payment schedule. The others that are still delinquent will be sent to Small Claims Court in the near future. We will submit for anyone owing two years or more of dues, or \$250 for a combination of fines and dues.

George Elliott presented how the Lot Inspections were done in accordance with the CC&R's and ACC Guidelines. Lots 1-56 are inspected on the odd months and lots 57-114 are inspected during the even months between the 10<sup>th</sup> and the 20<sup>th</sup> of the month. We have been inspecting usually in the morning starting around 9am and we do not do inspections at night with flashlights. He also discussed the procedure for notifying the homeowner of a violation. The first notice is just to let you know there is a problem and giving the owner 14 days to let the ACC Committee know what they are doing to clear the Violation. He stressed we just want communication from the owner as to the time frame the owner needs. If it goes into the 2nd inspection without communication it will be looked at again 30 days later and another notice of Violation issued (Voting rights are suspended). The 3<sup>rd</sup> notice will include a \$100 fine. After 120 days the fine will go to \$10 per day and Court action will begin to obtain a Judgment when the total reaches \$250. George stated that we are not wanting the money, but want the owner to cure the problem.

George covered the most frequent infractions which were Gravel for driveways and parking areas, weeds, Junk or other objects in front of the home, paint and roofs of outside sheds not matching the primary colors of the residence. Any outside construction or change of color requires a written request with plans to be submitted to the ACC Control Committee for approval. This is for your protection as once approved it goes in your Lot file and is a permanent approval by the Committee. Colors and plants are covered under the County Buffer Overlay Zone (BOZO) and not the ACC Committee. We must just comply with the BOZO for colors of residences and plants. George also mentioned that any light that stays on all night must be a yellow light, and no light should shine into your neighbors lot.

George requested help from the membership for ACC participants during inspection and meetings.

The Board at their recommendation was increasing the size of the Board to 7 from 5 in hopes that it will always have 5 to 6 members. The Board had only 4 members this past

year as one new member resigned for personal reasons and the Board was unable to fill that position with a qualified person even though we had requested volunteers in our letters to the membership.

The Nomination Committee received four letters of interest of which one was not eligible. This year will have 3 new members with 4 being elected in 2010.

There being three names presented for the 3 positions it was approved by acclamation. MMSP.

The elected Board members are:

Jerry Andrick  
Jeff Parker  
Joe Tocco

Discussion of a Fast Horse Ranch Yard Sale was presented and the date of April 18<sup>th</sup> was selected.

Discussion on Common Area usage, but no concensus.

Also presented was a Holiday or HOA dinner meeting at Tanque Verde Ranch. Will bring this up again.

There being no further business, the meeting was adjourned.

Barry Fotheringham  
Secretary/Treasurer