

# SIERRA MOUNTAIN RANCH

Board of Directors Meeting  
12/28/24, in Person and Via Zoom

1. Call to order, 12:08 pm 12/28/24
2. In Attendance- Brian Isley, President and Dawn R. Bourgeois, Secretary/ Treasurer  
Via Zoom- Jeffery Hauser, Vice President  
Residents in Attendance – Tim and Eileen Sawyer, Lynn and James Staker, Dennis Brodigan, Alan Hake, Robert Crowley, Brian and Jennifer, Ann Foster, Fred and Donna Armijo, Renee Skinner, K. Sandberg  
and Via Zoom  
Notes: Meeting was scheduled at The Church at Witch Wells, facility double booked. Met in parking lot. Zoom connection was poor and cut out. Cell service is spotty in this location.
3. Approval of Minutes from 8/1/24, read and reviewed by Dawn R. Bourgeois, A Motion to approve was made by Brian Isley and the 2<sup>nd</sup> from Jeffery Hauser
4. Reviewed Roberts Rules of Order
5. Discussion on the Witch Well Emergency React Network was given by Brian Isley
6. 2025 Budget was explained and reviewed by Dawn R. Bourgeois, A Motion to approve was made by Brian and the 2<sup>nd</sup> from Jeffery Hauser. Having a budget in place allows the BOD to move forward on expenses and necessary work.
7. Discussed and Reviewed a Collection Assessment Policy specifically for Sierra Mountain Ranch, it was prepared by Dawn R. Bourgeois. A motion to approve was made by Brian Isley and a 2<sup>nd</sup> was provided by Jeffery Hauser. The policy was put into place on a recommendation by Robert Herrea of Preferred. The document will be on file for fair and consistent implementation of procedures for past due assessments.
8. Discussed and reviewed A.R.S 33-1801-1803 on trespassing signage and gates, Dawn R. Bourgeois. Information available is mixed and requires more review. There are gates and signage that had been purchased and the need is in question.
9. Well testing is going forward, now that a budget has been approved.
10. Pinion Excavation, Rick Pierce an invoice has been received. The situation may be under litigation and cannot be discussed.
11. Brian Isley is working on finding a grader operator and negotiating the terms.
12. The insurance needs are being reviewed by Jeffery Hauser

## **New Business**

13. Well Security is being review by Brian Isley, and possibly extending wifi to that location.
14. The need for a secured area for the grader and diesel storage is being reviewed by Brian Isley
15. The contract with Holmgren is in question. Does it need to be terminated.

## 16. Adjournment

ACTION ITEMS	Assigned	DEADLINE	STATUS
Pinion Excavation, Rick Pierce	Bourgeois	2/1	Invoice received, working on payment plan. Contacted Travis Law to negotiate payment terms. (DRB)
Review ARS 33-1801 to 33-1813	Bourgeois	2/15	In progress (DRB)
Collection Assessment Policy	Bourgeois	2/1	Written, approved and being sent to owner's vial mail and email (DRB)
Well Security and testing	Isley	2/10	In progress
Review Insurance	Hauser	2/5	Finalized 1/7
Collections	Bourgeois	2/28	Reviewing past legal contract, owners in litigation and past due prior to Preferred



**Location:** Church at Witch Wells



**Date:** 12/28/24



**Time:** Noon