

# ***Turquoise Ranch Landowners Association***

## ***MEETING MINUTES***

February 22, 2025

### **I. Opening the Meeting; Call to order**

Brent Faber - President - opened the meeting on February 22, 2025 @ 1:06 pm

### **II. Roll call**

Present

Brent Faber –	Lot 101	<a href="mailto:brentf@fastmail.com">brentf@fastmail.com</a>	(928)814-1923
Ann Schmidt –	Lot 126	<a href="mailto:aeschmidt@gmail.com">aeschmidt@gmail.com</a>	(928)289-4938
Andy Christensen –	Lot 54	N/A	(928) 853-4524
Anthony (Tony) Heal –	Lot's 116-117		(928)606-6246
Anthony Acosta	Lot 46		(928)329-7481
Morgan Acosta	Lot 46	<a href="mailto:morgan.slowinski@gmail.com">morgan.slowinski@gmail.com</a>	(928)329-7481
Denise Camarena	Lot 46	<a href="mailto:neceezoola@gmail.com">neceezoola@gmail.com</a>	(602)803-0604
Stephen Miller	Lot 28	<a href="mailto:ssmboo@yahoo.com">ssmboo@yahoo.com</a>	(928)853-7940
Larry Samuelson	Lot 32		(928)380-4362
Christina Smith	Lot 111	<a href="mailto:christinapattick77@yahoo.com">christinapattick77@yahoo.com</a>	(937)302-9120
Christine Wallace	Lot 125	<a href="mailto:cecedevil1976@gmail.com">cecedevil1976@gmail.com</a>	(916)342-5574
Mary Wallace	Lot 125		(530)933-3632
Cheyenne Morris	Lot 22 A & B	<a href="mailto:truthskywatcher@gmail.com">truthskywatcher@gmail.com</a>	(928)240-3175
Michael Martinez	Lot 22 A & B		(928)240-3175
Paula Downard	Lot 23B	<a href="mailto:pydownard@gmail.com">pydownard@gmail.com</a>	(623)670-9476
Tina Adams	Bookkeeper	<a href="mailto:tadamstrla@gmail.com">tadamstrla@gmail.com</a>	(928)606-0275

### **III. Business**

#### **A. Old Business:**

- 2024 annual board meeting minutes.
  - Brent read the minutes
    - Motion to approve as written – (not recorded.) Seconded (not recorded) motion carries.
- **Lot Clean up:**
  - Steve Adams – Lot 23
    - Brent reports, although he has spoken to Steve Adams, Bell Recyclers in the past, Mr. Adams recently had a heart attack and has been ill for several months. The property has not been cleaned up. Brent stated that he will contact Mr. Adams to gather updates for the board.
  - John Crouch – Lot 17
    - Brent reported that cleaning appears to be slow progress.

- **Road Maintenance - 2024**

- Financial cost – Grading & Equipment
  - \$21,972.00 Grading & Equipment – Ranch to Ranch LLC
    - Discussion regarding the quality of work being done by R to R and the need to provide better directions for R&R to move forward to improve the quality of work being provided.
- 2024 Road Project Focus
  - Brent provided updates to 2024 projects, reporting the main focus for 2024 was to finish work on Pruneville and Rebenza Roads. This will continue into the year 2025 project.
  - Update on the signage
    - Brent reports that the speed limit signs are here, and they need installed.

**B. New Business**

- Updates on the focus for 2025 road projects.
  - Update on the Cattle guard issue
- Pruneville and Rebenza Roads will continue to be the focus moving into the 2025-year projects.
  - There was a request made by attendees to address the entrance to the property. This is Coconino County property and TRLA will not make any repairs in this area.
  - Discussion to install signs around the TRLA property to address the litter that's being thrown out of cars. Tony Hill made a motion to approve. Andy seconded. Motion passed.
  - Discussion regarding the use of "Asphalt and Concrete" rather than dirt and clinker rocks, on the roads. The board discussed the expense.

- Four landowners volunteered to provide the labor necessary to distribute the materials if the board approves the purchase of concrete or blacktop milling materials.
  - ◆ Christine Wallace Lot 125;
  - ◆ Mary Wallace Lot 125;
  - ◆ Cheyenne Morris Lot's 22 A & B;
  - ◆ Michael Martinez 22 A & B
- Brent Faber motions to purchase Asphalt millings from Casey's. Paula Downard seconded the motion. The motion carried.
- Discussion regarding installing speed limit signs on TRLA roads. Brent Faber made a motion to approve signs with statement "exceeding the speed limit can result in fines." Chris Rodriguez seconded. The motion carried.
- Andy Christensen motioned for TRLA to purchase Anne Schmidt a cell phone. Ann refused, expressing that she has a landline and doesn't want a cell phone. Ann expressed her reasoning behind refusal and how she feels emailing should be sufficient. Motion failed.

#### **C. Collections - Updates on Attorney Vial Fotheringham Lawyers**

- Update on 2022 - 2023 Collections
  - Simin Ranjbar – Lot 127 balance \$600.00
    - Paid 2023
    - Current on 2024 Dues
  - No open collections in 2024
- New 2025 Collections
  - ◆ 10 landowners with 3 years of past due balances are being sent certified 30-day collection letters.

#### **D. Tina Adams - Finances & bank balances.**

- Quick Books is running well – There were a few glitches with invoices but overall working great.
  - I still need email addresses. A good portion of emailed invoices were paid right away. Payment through the QB site will cost TRLA less than \$5 per lot, however, in the long run it's more cost effective.
- Current - General account balance is \$19,926.35
- Current - Savings account balance \$16,660.56
- 2024 Yearly Corporation Commission report was filed on time

- Handouts: P&L
  - Payment Options
    - ◆ Pay Pal
    - ◆ Via Quick Books with email or permission to text invoice.

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- ◆ We can always use pictures for website  
[www.trlahomeowner.com](http://www.trlahomeowner.com)
- ◆ Submission of 2024 meeting minutes

## **E. BOARD MEMBER TERM DISCUSSION**

- Board Term Limits – Historically 2 year terms
- Current Board members:
  1. Brent Faber – President (2023)
  2. Ann Schmidt – Vice President (2008)\*
  3. Stephen Miller – Treasurer (2019)\*
  4. Larry Samuelson – Board Member (2018)\*
  5. Andy Christensen – Board Member (2023)
- The board discussed changing board officer positions and updating term start dates to become compliant to the board term limits according to articles of organization.
  - A motion was made by Ann Schmidt to appoint Stephen Miller as Vice President. Larry Samuelson seconds the motion. Motion carries.
  - A motion was made by Brent Faber to appoint Anne Schmidt to the office of Secretary / Treasurer. The motion was seconded by Steve Miller. Motion carries.
  - A motion was made by Ann Schmidt to update the term start dates for all other officer positions except for Brent Faber (2024) to 2025. Tony Heal seconds the motion. The motion carries.
    - The following list represents the new offices and term dates.
      1. Brent Faber – President (2024)
      2. Stephen Miller – Vice President (2025)
      3. Ann Schmidt – Secretary / Treasurer (2025)
      4. Larry Samuelson – Board Member (2025)
      5. Andy Christensen – Board Member (2025)

## **F. Adjournment**

Motion to Adjourn at 2:49: by Brent Faber. Ann Schmidt seconds the motion. Motion carried. Meeting Adjourned.