

# Legend Ranch

## Property Owners Association, Inc.

### MINUTES BOARD OF DIRECTORS MEETING February 15, 2006

- I. Call to Order
  - A. The Meeting was called to order at 11:45 A.M. by Louis Peoples.
- II. Roll Call
  - A. Board Members: Louis Peoples & Michael Rankin were present. Thomas Johnson was absent.
  - B. Guest: Michael Sawhill was present.
  - C. Manager Steve Buck & Kathleen Shade from Property Management Services were present.
- III. Waiver of Notice
  - A. Both Board Members signed the Notice of Waiver.
- IV. Review and approval of January 9, 2006 draft notes.
  - A. A MOTION was made (Louis Peoples) seconded (Michael Rankin) and unanimously approved to accept the draft notes taken at the January 9, 2006 meeting of the Board of Directors, as Minutes of that meeting.
- V. Election of Officers
  - A. Louis Peoples was nominated for the office of President.
    1. There being no other nominations, Louis Peoples was elected to the position.
  - B. Michael Rankin was nominated for the office of Vice President
    1. There being no other nominations, Michael Rankin was elected to the position.
  - C. Thomas Johnson was nominated for the office of Secretary/Treasurer.
    1. There being no other nominations, Thomas Johnson was elected to the position.
- VI. New Business
  - A. Junk/Trash Clean Up & Road Repairs
    1. A MOTION was made (Michael Rankin) seconded (Louis Peoples) and unanimously approved to pay \$1,138.57 to Property Management Services for tractor work and for the removal of trash from the roadways within Legend Ranch.
  - B. Continued participation of Michael Sawhill
    1. A MOTION was made (Louis Peoples) seconded (Michael Rankin) and unanimously approved to allow the Manager (Steve Buck) to permit access to the records of the Association by Michael Sawhill as an advisor to the Board.
- VII. Schedule the Next Board Meeting.
  - A. The next Board Meetings were scheduled as follows: April 17, 2006 at 10:00 A.M.; August 14, 2006 at 10:00 A.M. and October 23, 2006 at 10:00 A.M. with all meetings taking place at the offices of Property Management Services, 1834 Highway 95, Bullhead City, AZ 86442.
- VIII. Adjournment
  - A. There being no other business to come before the Board of Directors, the meeting was adjourned.

# **Legend Ranch Property Owners Association, Inc.**

**c/o Property Management Services  
a Division of Buck, Reynolds Corporation  
1834 Highway 95  
Bullhead City, AZ 86442  
1 (800) 345 5026 (928) 763 7368  
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**February 15, 2006**

## **WAIVER OF NOTICE OF THE MEETING OF THE BOARD OF DIRECTORS**

**We, the undersigned Officers and Directors of Legend Ranch Property Owners Association, do hereby severally waive notice of the time, place and purpose of the meeting of the Officers and Directors of said corporation for the meeting held at Dambar Steakhouse on Wednesday, February 15, 2006.**

**DATED: February 15, 2006**

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