

*WEAVER MOUNTAINS
FIREWISE COMMUNITIES*

PEEPLES VALLEY FIRE DISTRICT
17275 WEST BURNING BUSH ROAD
PEEPLES VALLEY ARIZONA 86332
peeplesvalleyfire.org



February 19, 2025

Board of Directors

Meeting Packet

*Peoples Valley Fire District PO Box 936, Yarnell, AZ 85362
17275 W. Burning Bush Drive, Peoples Valley, AZ 86332*

BOARD OF DIRECTORS' MEETING AGENDA
Notice of Regular Meeting to be held at Old Peoples Valley School
18205 S. Highway 89, Peoples Valley, AZ
Wednesday, February 19, 2025, at 10:00 am

Pursuant to Arizona Revised Statutes (A.R.S. § 38-431.02, notice is hereby given to the members of the Governing Board and the General Public that the Peoples Valley Fire District Governing Board will hold a meeting on the date and time listed above at **18205 SR 89, Peoples Valley, AZ**. The topics listed and any variables thereto will be subject to Board consideration, discussion, approval, or other action. Copies of the Agenda and Minutes are available on peoplesvalleyfire.org. If any disabled person needs any accommodation, please notify the Peoples Valley Fire District before the scheduled meeting time. The Board may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) for legal advice with the district's attorney on matters as set forth in the agenda item. Members may participate in all or a portion of the meeting by telephone. The Governing Board may consider any item on this agenda in any order and at any time during the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF BOARD: Neil Rifenbark, Phil Lobeck, Wayne Keller, Scott Mayer, Gregg Carr Members may participate in all or a portion of the meeting electronically.

4. APPROVAL OF MINUTES: Regular Session 01-15-2025

5. CALL TO PUBLIC

Consideration and discussion of comments and complaints from the public: Those wishing to address the Peoples Valley Fire District Board need not request permission in advance. The Fire District Board is not permitted to discuss or take action on any item raised in the call to the public. However, individual Board members may be permitted to respond to criticism directed at them. Otherwise, the Board may direct that staff review the matter or that the matter be placed on a future agenda. The Fire District Board cannot discuss or take legal action on any issue raised during the Call to the Public due to restrictions of the Open Meeting Law. Participants shall follow guidelines for good conduct and time constraints per the Fire District Policy on meeting procedures.

6. REPORTS AND CORRESPONDENCE

- A. Fire Chief's Report
- B. Duty Officers Reports
- C. Fire Prevention and Safety Officer's Report
- D. Report from Weaver Mountains Firewise Committee Coordinators
- E. Correspondence received by the Board of Directors
- F. Auxiliary Report
- G. Final Property Value and Levy limit worksheet

7. PRESENTATION: Daniel Thompson, Lifeline Ambulance Administrative Supervisor

8. BUSINESS and ACTION

- A. Discussion/possible action to approve the January 2025 Financial Report presented by The James Vincent Group.
- B. Discussion/possible action to approve February Warrant Requests.
- C. Discussion/possible action to approve Resolution No. 2025-02-19, the acceptance of the tender of a quit claim deed from the Peoples Valley Fire Department Auxiliary.
- D. Discussion/possible action to appoint a budget committee.
- E. Discussion on communications and dispatch.

9. FUTURE AGENDA ITEMS

- A. New Business Agenda Item Requests for the next regular meeting, workshops, and other meetings.
- B. Upcoming Meeting Date: Next Regular Session – March 19, 2025, at 10:00 AM.

10. ADJOURNMENT

Peoples Valley Fire District
PO Box 936, Yarnell, AZ 85362
17275 W. Burning Bush Drive, Peoples Valley, AZ 86332
BOARD OF DIRECTORS' MEETING MINUTES
Location of Meeting Held: Old Peoples Valley School
18205 S. Highway 89, Peoples Valley, AZ
Wednesday, January 15, 2025, at 10:00 am

1. CALL TO ORDER: Neil Rifenbark, the chairperson, called the meeting to order at 10:02 AM

2. PLEDGE OF ALLEGIANCE: The pledge was led by Ed Buscis.

3. ROLL CALL OF BOARD: Neil Rifenbark, Phil Lobeck, Wayne Keller, Gregg Carr
Absent: Scott Mayer

4. APPROVAL OF MINUTES: Regular Session 12-18-2024

- **Phil Lobeck** made a motion to approve the 12-18-2024 meeting minutes.
- **Seconded: Wayne Keller**
- **Ayes: Wayne Keller, Neil Rifenbark, Phil Lobeck, Gregg Carr**
- **Nays: 0**
- **Abstain: 0**

5. CALL TO PUBLIC: none

Community members in attendance: **Shawn Bomar, Ray Paiz, Kelley Paiz, Ed Buscis**

6. REPORTS AND CORRESPONDENCE

- A. Fire Chief's Report: see website
- B. Duty Officers Reports: see website
- C. Fire Prevention and Safety Officer's Report: see website
- D. Report from Weaver Mountains Firewise Committee Coordinators: see website
- E. Correspondence received by the Board of Directors: none
- F. Auxiliary Report: see website

7. BUSINESS

A. Discussion/possible action to confirm board terms as follows:

- 1. Wayne Keller - 2028
- 2. Scott Mayer – 2028
 - **Phil Lobeck** made a motion to confirm board terms as listed above.
 - **Seconded: Gregg Carr**
 - **Ayes: Wayne Keller, Neil Rifenbark, Phil Lobeck, Gregg Carr**
 - **Nays: 0**
 - **Abstain: 0**

B. Discussion/possible action to elect and approve the officers of the fire board of

directors: Chair, Clerk, and Treasurer

- **Neil Rifembark** made a motion to elect and approve the officers of the fire board's board of directors: Chair – Neil Rifembark, Clerk – Phil Lobeck, Treasurer – Wayne Keller
- **Seconded: Gregg Carr**
- **Ayes: Wayne Keller, Neil Rifembark, Phil Lobeck, Gregg Carr**
- **Nays: 0**
- **Abstain: 0**

C. Discussion/possible action to approve the December 2024 Financial Report presented by The James Vincent Group.

- **Phil Lobeck** made a motion to approve the December 2024 Financial Report presented by The James Vincent Group.
- **Seconded: Greg Carr**
- **Ayes: Wayne Keller, Neil Rifembark, Phil Lobeck, Scott Mayer, Gregg Carr**
- **Nays: 0**
- **Abstain: 0**

D. Discussion/possible action to approve January Warrant Requests.

- **Wayne Keller** made a motion to approve the January Warrant Requests.
- **Seconded: Phi Lobeck**
- **Ayes: Wayne Keller, Neil Rifembark, Phil Lobeck, Scott Mayer, Gregg Carr**
- **Nays: 0**
- **Abstain: 0**

E. Discussion on name change for Peoples Valley Fire District.

- Put serving the Weaver Mountains Region on the logo instead of a name change.

8. FUTURE AGENDA ITEMS

A. New Business Agenda Item Requests for the next regular meeting, workshops, and other meetings. Lifeline Presentation, Maughan Ranches, Current Station 81, New Station 81, Communications and Dispatching

B. Upcoming Meeting Date: Next Regular Session – February 19, 2025, at 10:00 AM.

9. ADJOURNMENT by Neil Rifembark at 11:03 AM

Chief Shawn Bomar February 19, 2025 Report

We are grateful for the measurable precipitation we have received this month. The District's Wildfire Danger has been reduced to Moderate. Some restrictions are still in place. Burn permits will still be issued on a minimal basis. The Wildland Division will perform burns as appropriate weather conditions allow. Unfortunately, the forecasted weather will require us to move back into High conditions and restrictions by the end of February. Multiple grant opportunities are being worked on, including a request for a new slip-in pump module for Brush 81. The addition of this unit will replace a unit that is approaching 20 years of service life. As you will see in the agenda, we will discuss our dispatch and future communications. Daniel Thompson, our local AMR/GMR representative, will be present to help facilitate this topic. Lastly, I had mentioned in last month's report that we would be introducing Engine 812. Unfortunately, the unit is not ready to be presented. I will send out notifications when it is put into service so that you can come by and look it over.

Duty Officer Britteny Dwiggin:

We received two new Lifepak cardiac monitors per the grant agreement. Both monitors are fully in-service and equipped on Car 81 and Squad 281. Both monitors are set with transmitting capabilities, allowing our EMS crew to send information relating to patient care directly to our charting system and the incoming transport crew. The EMS crews already speak directly with the inbound transport crews to inform them of patient status; staff can now transmit 12 Lead information and vitals to help further the patient's care. I want to extend a huge thank you to the representatives with Stryker who helped get this equipment to us, Daniel Thompson with Lifeline Ambulance for answering all the questions and assisting in the setup process, The wonderful grant committee for making this grant a success, and last but not least The Del E. Webb foundation for providing the grant opportunity allowing us to advance our care and capabilities to the Weaver Mountains communities when called to service.

The two EMT students have reached the halfway mark in the program and have begun their ride-along hours.

February's monthly drill (training) was a successful yet busy day. We sharpened our skills with Stop the Bleed, refreshed our knowledge of blood-borne pathogens, and recertified in CPR. Thank you, Chief Bomar, for providing lunch!

Duty Officer Jacob Loaiza:

Supply

The final delivery of Operations PPE funded by our 2023 SAFER grant has arrived. All new gear was entered into our asset management system and put into service.

Training and Engine Ops

Please see Duty Officer Dwiggin's report, which defines February's training. MES completed the first round of Hydro certification and testing for our SCBA tanks this month. The recertified inventory was put into service, and the second balance of tanks will be sent out for inspection and recertification.

Incidents

C SHIFT 1/14 EMS: Effective patient care from on-scene crews with a successful turnover of patient care and transport via Life Line Ambulance (LLA)

C SHIFT 1/20 EMS: Effective patient care from on-scene crews with a successful turnover of patient care and transport via Life Line Ambulance (LLA)

C SHIFT 1/21 EMS: Effective patient care from on-scene crews

A SHIFT 1/22 EMS: Effective patient care from on-scene crews with a successful turnover of patient care and transport via Life Line Ambulance (LLA)
B SHIFT 1/24 EMS: Effective patient care from on-scene crews
C SHIFT 1/28 EMS: Effective patient care from on-scene crews with a successful turnover of patient care and transport via Life Line Ambulance (LLA)
A SHIFT 1/29 EMS: Effective patient care from on-scene crews with a successful turnover of patient care and transport via Life Line Ambulance (LLA)
A SHIFT 1/29 EMS: Effective patient care from on-scene crews
B SHIFT 1/31 BRUSH FIRE: Tender 81, Brush 82, Car 81 responded to a roadside brush fire on South Highway 89 with a crew of 6
A SHIFT 2/02 EMS: Effective patient care from on-scene crews with a successful turnover of patient care and transport via Life Line Ambulance (LLA)
C SHIFT 2/04 EMS: Effective patient care from on-scene crews with a successful turnover of patient care and transport via Life Line Ambulance (LLA)
C SHIFT 2/05 EMS: Effective patient care from on-scene crews with a successful turnover of patient care and transport via Life Line Ambulance (LLA)
A SHIFT 2/06 EMS: Effective patient care from on-scene crews
C SHIFT 2/12 MUTUAL AID EMS SOUTHERN YAVAPAI FIRE: Effective patient care from on-scene crews with a successful turnover of patient care and transport via Life Line Ambulance (LLA)
B SHIFT 2/15 EMS: Effective patient care from on-scene crews with a successful turnover of patient care and transport via Life Line Ambulance (LLA)
A SHIFT 2/16 MOTOR VEHICLE ACCIDENT: Engine 81 and Squad 81, Car 81 responded to a rollover accident on South State Highway 89; effective patient care from on-scene crews with a successful turnover of patient care and transport via Native 4 Air Ambulance

Captain Raymond Paiz:

Fire Prevention:

1. Provided support to District 1 Supervisor Brooks Compton, Executive Assistant Barbara Fox-Thomas and Chief Bomar on several issues related to Planning and Engineering in our District and Countywide. Attended the BOS Meeting in Prescott at Supervisor Compton's request.
2. Completed and initiated the Title III Mower, Slash Chipper program in the Peoples Valley Fire District and Weaver Mountains Communities.
3. As requested by Chief Bomar, initiated contact with ADOT to request mitigation of all right of way under their control on State Highway 89, fence to fence. This is a requirement of theirs that is not being met. The purpose is to reduce the incidence of roadside fires and minimize the impact or spread if a start occurs. We will also work to improve notification for incidents on State Highway 89 up through to management.
4. Continued work to adopt the International Fire Code to include the International Wildland Interface Code as an Appendix.
5. Finalized HFI 24-301 Peoples Valley Phase 1 grant application with Melissa McCabe. This Grant will provide for a 300-foot fuel break on the State Trust Lands Boundary west of properties on the west side of Piñon Lane.
6. Assisted with delivering qualifications training to all Ops and Wildland Division staff.

Weaver Mountains Firewise® USA Programs:

1. Continued developing the Wilhoit Firewise® Communities program. Scheduled a presentation at the Sunrise Fellowship Church on February 27, 6 PM. Distributed a Flyer announcing the program. Worked with the County Public Works Department to

provide support.

2. Attended the Yavapai Firewise meeting in Prescott, representing the District and Weaver Mountains Firewise Communities.

3. Continued working and supporting Melissa McCabe on Grant applications for programs affecting the Weaver Mountains

PEEPLES VALLEY/RUGER RANCH FIREWISE COMMUNITY REPORT

1. No updates.

2025 YAVAPAI COUNTY LIMITED VALUE SPECIAL DISTRICTS REPORT (PRIMARY)
Reported by Judd W. Simmons, Yavapai County Assessor

FEBRUARY 6, 2025

FINAL REPORT	CENTRALLY VALUED	REAL ESTATE	PERSONAL PROPERTY	SPECIAL DISTRICTS LPV 2025 NET ASSD VALUES	% CHNG	SPECIAL DISTRICTS LPV 2024 NET ASSD VALUES
SPECIAL DISTRICTS						
ASHFORK FD	\$ 850,330	\$ 2,645,446	\$ 118,322	\$ 3,614,098	18%	\$ 3,073,355
CENTRAL YAV FD	\$ 39,511,409	\$ 1,025,191,504	\$ 14,236,385	\$ 1,078,939,298	7%	\$ 1,004,688,503
CHINO VALLEY FD	\$ 13,905,952	\$ 182,026,829	\$ 3,854,880	\$ 199,787,661	7%	\$ 186,036,913
CONGRESS FD	\$ 1,200,585	\$ 17,650,912	\$ 533,628	\$ 19,385,125	7%	\$ 18,139,766
SEDONA FD	\$ 12,989,706	\$ 595,560,074	\$ 4,726,683	\$ 613,276,463	6%	\$ 580,179,076
SELIGMAN FD	\$ 487,068	\$ 2,009,161	\$ 96,444	\$ 2,592,673	3%	\$ 2,517,205
YARNELL FD	\$ 704,141	\$ 5,889,116	\$ 116,534	\$ 6,709,791	11%	\$ 6,037,805
GROOM CREEK FD	\$ 777,177	\$ 20,819,102	\$ 18,345	\$ 21,614,624	5%	\$ 20,490,115
MAYER FD	\$ 8,226,176	\$ 30,869,635	\$ 1,430,653	\$ 40,526,464	3%	\$ 39,343,981
CROWN KING FD	\$ 213,899	\$ 3,374,649	\$ 362	\$ 3,588,910	8%	\$ 3,338,157
WICKENBURG FD	\$ 1,105,089	\$ 17,277,454	\$ 22,606	\$ 18,405,149	5%	\$ 17,488,759
PEEPLER VALLEY FD	\$ 1,067,295	\$ 7,068,793	\$ 74,178	\$ 8,210,266	8%	\$ 7,578,657
VERDE VALLEY FD	\$ 11,530,334	\$ 219,143,134	\$ 1,434,083	\$ 232,107,551	6%	\$ 218,315,700
WILLIAMSON VALLEY FD	\$ 2,298,075	\$ 24,812,692	\$ 39,196	\$ 27,149,963	13%	\$ 24,119,861
DAISY MOUNTAIN FD	\$ 3,631,194	\$ 16,239,738	\$ 1,119,210	\$ 20,990,142	6%	\$ 19,844,680
COPPER CANYON FIRE & MED DIST	\$ 8,200,817	\$ 134,437,040	\$ 4,669,722	\$ 147,307,579	8%	\$ 136,113,569
YARNELL SLID	\$ 359,362	\$ 3,028,180	\$ 46,451	\$ 3,433,993	8%	\$ 3,184,236
ASHFORK SLID	\$ 563,742	\$ 2,042,515	\$ 57,229	\$ 2,663,486	25%	\$ 2,130,938
SELIGMAN SLID	\$ 423,403	\$ 1,280,794	\$ 36,785	\$ 1,740,982	4%	\$ 1,677,343
CHINO VALLEY SLID 1	\$ 85,505	\$ 1,459,590	\$ 567	\$ 1,545,662	4%	\$ 1,481,237
CHINO VALLEY SLID 2	\$ 60,098	\$ 2,302,594	\$ 403	\$ 2,363,095	5%	\$ 2,258,236
CHINO VALLEY SLID 3A	\$ 42,950	\$ 1,748,834	\$ 338	\$ 1,792,122	5%	\$ 1,711,330
CHINO VALLEY IRRIG	\$ 255,489	\$ 2,926,655	\$ 52,723	\$ 3,234,867	7%	\$ 3,031,927
RED ROCK ROAD EMD	\$ 4,569,087	\$ 227,902,461	\$ 689,580	\$ 233,161,128	5%	\$ 221,351,669
SHERIFF'S POSSE RIMD	\$ 49,176	\$ 1,705,365	\$ 254	\$ 1,754,795	5%	\$ 1,675,265
HIGHLAND PINES WID	\$ 220,773	\$ 11,374,553	\$ 57	\$ 11,595,383	5%	\$ 10,995,652
BCC WID	\$ 1,084,334	\$ 9,947,841	\$ 386,081	\$ 11,418,256	6%	\$ 10,753,933
JACKSON AC DWID	\$ 7,318	\$ 411,462	\$ -	\$ 418,780	4%	\$ 402,578
CONGRESS DWID	\$ 689,828	\$ 10,870,886	\$ 339,254	\$ 11,899,968	8%	\$ 11,068,966
HOLIDAY HILLS WID	\$ 47,953	\$ 1,223,799	\$ 63,915	\$ 1,335,667	0%	\$ 1,331,028
QUAIL RIDGE WID	\$ 161,277	\$ 3,705,856	\$ 1,479	\$ 3,868,612	5%	\$ 3,679,831
AMERICAN RANCH DWID	\$ 229,673	\$ 10,946,346	\$ 176	\$ 11,176,195	15%	\$ 9,728,887
TIPEJI DWID	\$ 12,273	\$ 146,536	\$ -	\$ 158,809	1199%	\$ 12,229
RETREAT AT OAK CREEK DWID	\$ 43,531	\$ 4,501,617	\$ 752	\$ 4,545,900	20%	\$ 3,803,231
YAVAPAI RANCH WID	\$ 27,709	\$ 71,347	\$ 5,415	\$ 104,471	3%	\$ 101,088
MYSTIC HEIGHTS DWID	\$ 19,266	\$ 1,378,743	\$ -	\$ 1,398,009	5%	\$ 1,332,019
VENTURA RANCH DWID	\$ 76,387	\$ 1,466,150	\$ 2,207	\$ 1,544,744	14%	\$ 1,356,437
OAK CREEK DWID	\$ 471,431	\$ 33,031,771	\$ 97,980	\$ 33,601,182	5%	\$ 31,970,460
STRINGFIELD RANCH DWID	\$ 31,305	\$ 283,030	\$ -	\$ 314,335	0%	\$ 362,751
CAMP VERDE SAN DIST*	\$ 23,346	\$ 36,837,246	\$ 1,972,163	\$ 38,832,755	10%	\$ 35,393,769
SELIGMAN SAN DIST*	\$ 66,397	\$ 474,203	\$ 1,439	\$ 542,039	1%	\$ 535,952
CREEKSIDE SAN DIST*	\$ 287	\$ 5,377,866	\$ -	\$ 5,378,153	5%	\$ 5,127,144
ICR SANITARY DIST*	\$ 204,394	\$ 61,451,888	\$ 4,774	\$ 61,661,056	14%	\$ 54,021,123
HIGH VALLEY RANCH DWID	\$ 177	\$ 4,849,519	\$ -	\$ 4,849,696	13%	\$ 4,289,243
CALV. CHAP. WSTWATER IMP	\$ 52	\$ 774,674	\$ 14,685	\$ 789,411	2%	\$ 775,384
BRYCE CANYON DR SEWER ID*	\$ 15	\$ 384,025	\$ -	\$ 384,040	5%	\$ 365,827
ASH FORK SAN DIST*	\$ 25,415	\$ 2,135,277	\$ 40,993	\$ 2,201,685	32%	\$ 1,669,039
KINGS RANCH#2 DWID	\$ 43,503	\$ 1,099,968	\$ 517	\$ 1,143,988	7%	\$ 1,073,889
WEAVER MOUNTAIN DWID	\$ 144	\$ 1,454,193	\$ -	\$ 1,454,337	24%	\$ 1,174,205
BIG PARK DOM WW IMP	\$ 324,763	\$ 175,878,937	\$ 9,259	\$ 176,212,959	5%	\$ 167,469,956
POQUITO VALLEY RID	\$ 415,447	\$ 6,969,084	\$ 195,463	\$ 7,579,994	7%	\$ 7,096,768
PONDEROSA PARK WID	\$ 141,908	\$ 5,972,518	\$ 11,685	\$ 6,126,111	7%	\$ 5,743,116
MAYER DOM WID	\$ 2,048,463	\$ 10,303,276	\$ 303,319	\$ 12,655,058	6%	\$ 11,993,868
DIAMOND VALLEY WD	\$ 424,413	\$ 14,416,125	\$ 19,962	\$ 14,860,500	7%	\$ 13,860,585
HASSYAMPA CFD	\$ 380,855	\$ 32,624,618	\$ 189	\$ 33,005,662	7%	\$ 30,951,162
HASSYAMPA CFD#2	\$ 61,315	\$ 8,321,374	\$ 104	\$ 8,382,793	8%	\$ 7,762,478
STONERIDGE CFD	\$ 972,885	\$ 37,712,174	\$ 5,173	\$ 38,690,232	5%	\$ 36,840,097
PRONGHORN RANCH CFD	\$ 1,038,183	\$ 37,260,162	\$ 12,280	\$ 38,310,625	8%	\$ 35,614,535
RAVEN RIDGE CFD	\$ 135,034	\$ 4,003,210	\$ 120	\$ 4,138,364	5%	\$ 3,939,091
EASTRIDGE CFD	\$ 65,810	\$ 2,256,537	\$ 24,176	\$ 2,346,523	0%	\$ 2,336,587
QUAILWOOD MEADOWS CFD	\$ 717,302	\$ 23,723,400	\$ 5,467	\$ 24,446,169	5%	\$ 23,313,530
PARKWAY CFD #1	\$ 37,635	\$ 1,686,411	\$ 29,119	\$ 1,753,165	-3%	\$ 1,806,324
SOUTHSIDE CFD #1	\$ 31,016	\$ 1,186,993	\$ 8,323	\$ 1,226,332	5%	\$ 1,168,522
NORTHSIDE CFD#1	\$ 67,307	\$ 3,886,903	\$ 5,063	\$ 3,959,273	46%	\$ 2,718,586
ENTERTAINMENT CENTER CFD	\$ 1,238	\$ -	\$ -	\$ 1,238	-2%	\$ 1,265
MYSTIC HEIGHTS DWID	\$ 65	\$ 1,378,743	\$ -	\$ 1,378,808	5%	\$ 1,313,502
CHINO VLY MAINTENANCE ID	\$ -	\$ 197,483	\$ 105,068	\$ 302,551	355%	\$ 66,425

2025 FIRE DISTRICT LEVY LIMIT WORKSHEET

YAVAPAI COUNTY - PEEPLES VALLEY FIRE DISTRICT
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ADJUSTMENTS FOR ANNEXED PROPERTY	2024
A.1. Net Assessed Value of Property Annexed for TY 2025	\$0
A.2. A.1. divided by 100	\$0
A.3. Prior Year Actual Tax Rate (excluding debt service tax rate)	\$3.7500
A.4. Adjustment for Annexed Property (A.2. multiplied by A.3.)	\$0

MAXIMUM ALLOWABLE LEVY LIMIT	2025
B.1. Prior Year Maximum Allowable Levy Limit (B.4 from prior year)	\$436,235
B.2. Line B.1. multiplied by 1.08	\$471,134
B.3. Plus amount attributable to annexed property (Line A.4.)	\$0
B.4. MAXIMUM ALLOWABLE LEVY LIMIT (Line B.2. + B.3.)	\$471,134

CURRENT YEAR NET ASSESSED VALUES	2025
C.1. Centrally Assessed Property	\$1,067,295
C.2. Locally Assessed Real Property	\$7,068,793
C.3. Locally Assessed Personal Property	\$74,178
C.4. Total Net Assessed Values (C.1. through C.3.)	\$8,210,266
C.5. C.4. divided by 100	\$82,103

CURRENT YEAR TAX RATE / LEVY LIMIT CALCULATION	2025
D.1. Current Year Net Assessed Values / 100 (Line C.5.)	\$82,103
D.2. Maximum Allowable Levy Limit (Line B.4.)	\$471,134
D.3. Tax Rate (D.2. divided by D.1.; rounded to 4 decimals)	\$5.7384
D.4. Maximum Tax Rate (lesser of D.3. or \$3.75)	\$3.7500
D.5. Current Year Allowable Tax Rate ^{/1}	\$3.7500
D.6. Current Year Allowable Levy Limit (D.5. multiplied by D.1.)	\$307,885
D.7. Prior Year Excess Collections	
D.8. Prior Year Excess Levy	
D.9. Current Year Allowable Levy Limit (D.6. - D.7. - D.8.)	\$307,885

^{/1} Adjusted D.5. to avoid a levy that exceeds the maximum allowable levy limit (Line E

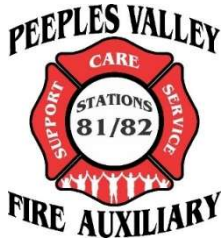
AS OF: All

LPV

LIMITED PROPERTY VALUE (PRIMARY) - VALUES FOR ALL PROPERTIES COMBINED

TAX YEAR: 2025

Tax Authority	Nomenclature	Legal Class	Parcel Count	Total Limited Property Value	Total Assessed Value	Exempt Amount	Net Assessed Value
11221	PEEPLER VALLEY FD		1097	\$74,283,527	\$8,648,095	\$437,829	\$8,210,266
		0103	7	\$129,476	\$20,716	\$0	\$20,716
		0103P	7	\$5,902,523	\$944,403	\$0	\$944,403
		0106	2	\$55,084	\$8,814	\$0	\$8,814
		0106P	2	\$322,689	\$51,630	\$0	\$51,630
		0112	7	\$1,204,748	\$192,759	\$0	\$192,759
		0113	7	\$14,176	\$2,266	\$0	\$2,266
		02R	667	\$15,046,649	\$2,257,050	\$339,307	\$1,917,743
		03	254	\$37,853,498	\$3,785,358	\$96,184	\$3,689,174
		03P	13	\$450,776	\$45,077	\$2,338	\$42,739
		0401	88	\$11,115,578	\$1,111,558	\$0	\$1,111,558
		0401P	12	\$189,843	\$18,985	\$0	\$18,985
		0402	16	\$772,999	\$77,300	\$0	\$77,300
		0402P	4	\$27,412	\$2,741	\$0	\$2,741
		0407	4	\$741,046	\$74,104	\$0	\$74,104
		0407P	4	\$74,452	\$7,447	\$0	\$7,447
		0410	1	\$61,558	\$6,155	\$0	\$6,155
		05	1	\$173,034	\$22,494	\$0	\$22,494
		05P	1	\$147,986	\$19,238	\$0	\$19,238



Peoples Valley Fire Department Corporation and Auxiliary

P.O. Box 936, Yarnell, AZ 85362
17275 W. Burning Bush Dr.
Peoples Valley, AZ 86332
www.peoplesvalleyfire.org

Report to the Board for February 19, 2025

Our February Meeting took place on Saturday, February 1, 2025. We welcomed Marcie Theokas back and new member Austin Cranford!

We held the election of Board Officers. New President - Sue Dickerson, Vice President - Lisa Pierce, Corresponding Secretary - Kelly Paiz. Angie Davis - interim Treasurer and Ray Paiz - Interim Recording Secretary.

As mentioned in January's report, we continue to identify opportunities to best fulfill our mission.

- The Auxiliary voted to Quiet Claim Deed the entire property donated by Maughan Ranches to the PVFD Auxiliary over to the Peoples Valley Fire District.
- We further discussed adjusting our "DBA" and rebrand. With more consideration and discussion, it was agreed to table the item at this time.
- We have about 6 volunteers assisting on February 22 for the Inter-Agency Regional Training. We will be providing a continental breakfast and a pulled port lunch. Angie D. is coordinating.
- We continue to recruit new members and have gained several more since the February meeting. My goal for membership is 40 members. We have such a talented and giving community, the more members we have, the smaller the individual commitment is. It gives us breathing room to be sure we meet our goals. It also will allow each member to be selective in their participation and "pour" into what they have a passion for.
- We held our "Roadside Cleaning" immediately following the meeting and while we were a little short on members, I think we did a great job!

Continued conversation on the following in upcoming meetings

- Establishing an annual fund-raising goal (\$5k/quarter) to guide our priorities and plans for 2025.
- Establishing the 2025 event calendar to include our signature events plus additional fundraisers
- Seeking grants for the continued support of Operations and for building of a new fire station.

Community Outreach & Membership Committee: Peoples Valley Serve Day will be April 26th, Lisa is leading this effort for the auxiliary and will determine needs for this event

Grants Committee: The Grant SOP was approved. Grant applications for consideration: Arizona Community Foundation, Lever for Change and Trust in American Institutions Challenge all approved to go forward.

The discussion about the need for audited financials as a part of seeking additional grants was missed at the February meeting and will take place during the March meeting.

Weaver Mountains Regional Facility & Property Committee: The meeting was held on Jan 25th. No next meeting was scheduled at that time.

Our next Auxiliary meeting will take place on Saturday, March 1, 2025, at 9AM at the Historic School. We will be holding elections for the two remaining officer positions and continue discussing our strategic plan for the year ahead.

Submitted by Sue Dickerson, PVFD Auxiliary President to Chief Bomar for review.



Peoples Valley Fire District

17275 W. Burning Bush Drive
Peoples Valley, AZ 86332

Monthly Financial Report – January 2025

Attached are the following for your information and review:

1. Balance Sheet as of January 31, 2025.
2. Summary of Reconciled Cash Balances as of January 31, 2025.
3. Income Statement of Revenues and Expenditures for January 2025 including budget to actual and year-to-date balances.
4. Income and Expenses Graph FY24.
5. Monthly Disbursement Report.
6. 12-Month Cash Flow.

Key points:

- Revenue for January is \$117,660, which is \$77,202 over budget.
 - Tax Revenue is \$21,942, which is \$3,100 under budget.
 - Non-Tax Revenue for January is \$95,718, which is \$80,302 over budget, driven by wildland.
- Expenses for January totaled \$87,855, which is over budget by \$49,439.
 - Personnel Expenses are \$32,462 over budget, driven by wildland.
 - Vehicles & Equipment is over budget \$9,886, driven by higher than anticipated equipment maintenance.
 - Travel & Training is over budget \$3,188, driven by wildland.
- Year to Date Revenue is \$897,995, which is \$370,164 over budget, driven by wildland and grant revenue.
- Year to Date Expense is \$708,705 which is \$275,519 over budget, driven by personnel costs, wildland, vehicle and equipment maintenance, and grant expenses.

Please contact the Finance Department at (480) 422-9777 for any questions or concerns regarding this report.

This report and the attached detail reports have been reviewed and approved by the Fire Board.

Board Clerk

Date

PEEPLS VALLEY FIRE DISTRICT
Balance Sheet Prev Year Comparison
As of January 31, 2025

02/11/25

Accrual Basis

	Jan 31, 25	Jan 31, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
100 · CASH IN DEPOSITARY ACCOUNTS			
103 · NBAZ 8548	36,741.33	774.00	35,967.33
101 · General Fund - Yavapai County	90,848.94	7,217.53	83,631.41
102 · Chase On-Line Checking	2,001.00	1,500.00	501.00
Total 100 · CASH IN DEPOSITARY ACCOUNTS	<u>129,591.27</u>	<u>9,491.53</u>	<u>120,099.74</u>
Total Checking/Savings	129,591.27	9,491.53	120,099.74
Accounts Receivable			
110 · ACCOUNTS RECEIVABLE	76,412.71	53,851.59	22,561.12
Total Accounts Receivable	<u>76,412.71</u>	<u>53,851.59</u>	<u>22,561.12</u>
Total Current Assets	<u>206,003.98</u>	<u>63,343.12</u>	<u>142,660.86</u>
TOTAL ASSETS	<u>206,003.98</u>	<u>63,343.12</u>	<u>142,660.86</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
210 · Accounts payable payments	0.00	1,914.96	-1,914.96
Total Accounts Payable	<u>0.00</u>	<u>1,914.96</u>	<u>-1,914.96</u>
Credit Cards			
215 · CREDIT CARDS PAYABLE	4,567.53	0.00	4,567.53
Total Credit Cards	<u>4,567.53</u>	<u>0.00</u>	<u>4,567.53</u>
Total Current Liabilities	<u>4,567.53</u>	<u>1,914.96</u>	<u>2,652.57</u>
Long Term Liabilities			
230 · KS StateBank Loan	114,128.68	148,977.03	-34,848.35
Total Long Term Liabilities	<u>114,128.68</u>	<u>148,977.03</u>	<u>-34,848.35</u>
Total Liabilities	<u>118,696.21</u>	<u>150,891.99</u>	<u>-32,195.78</u>
Equity			
300 · Opening Balance Equity	75,432.36	75,432.36	0.00
320 · Unrestricted Net Assets	-190,875.04	-409,515.54	218,640.50
330 · FUND BALANCE	13,461.00	13,461.00	0.00
Net Income	<u>189,289.45</u>	<u>233,073.31</u>	<u>-43,783.86</u>
Total Equity	<u>87,307.77</u>	<u>-87,548.87</u>	<u>174,856.64</u>
TOTAL LIABILITIES & EQUITY	<u>206,003.98</u>	<u>63,343.12</u>	<u>142,660.86</u>

Peoples Valley Fire District
Summary of Reconciled Cash Balances

Period Ending 1/31/25

	Yavapai General 1/31/2025	Chase Operating 1/31/2025	National Bank of AZ 8548 1/31/2025
Beginning Balance	77,176.79	2,001.00	33,885.82
Cleared Transactions			
Checks and Payments	(8,564.85)		(97,890.67)
Deposits and Credits	22,237.00		112,955.73
Total Cleared Transactions	13,672.15	-	15,065.06
Cleared Balance	90,848.94	2,001.00	48,950.88
Uncleared Transactions			
Checks and Payments		-	(1,209.55)
Deposits and Credits			
Total Uncleared Transactions	-	-	(12,209.55)
Register Balance as of 1/31/25	90,848.94	2,001.00	36,741.33

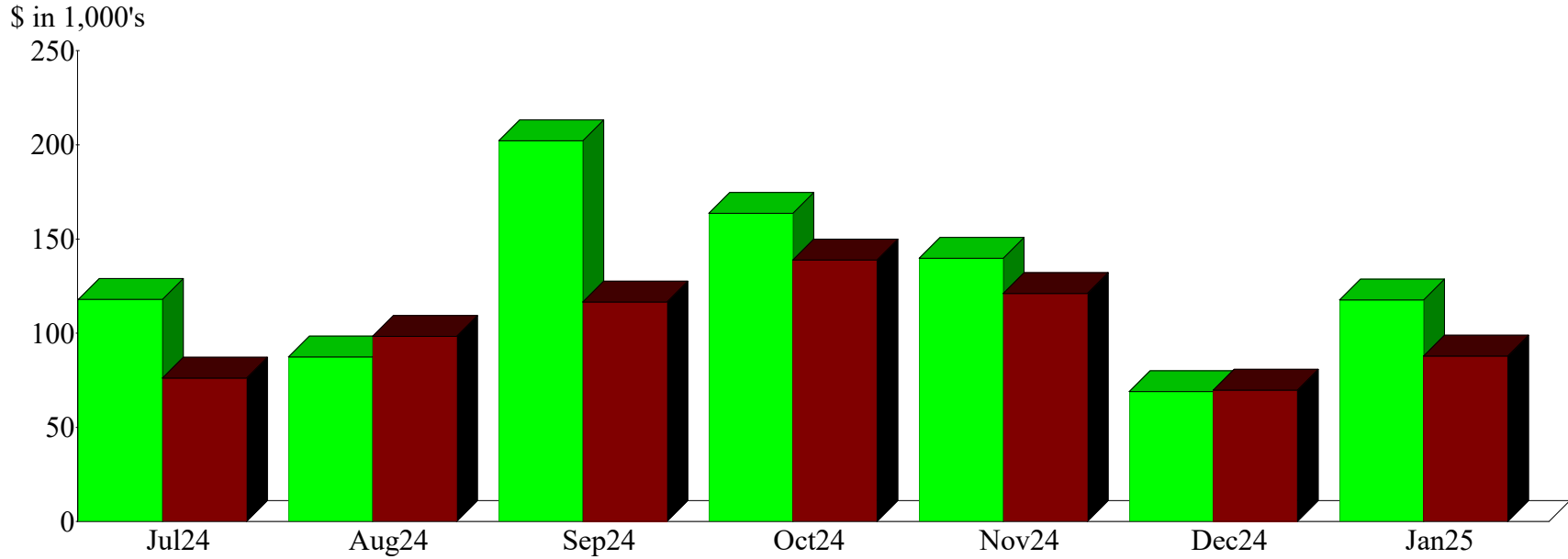
PEEPLS VALLEY FIRE DISTRICT
Profit & Loss Budget Performance
January 2025

02/11/25

Accrual Basis

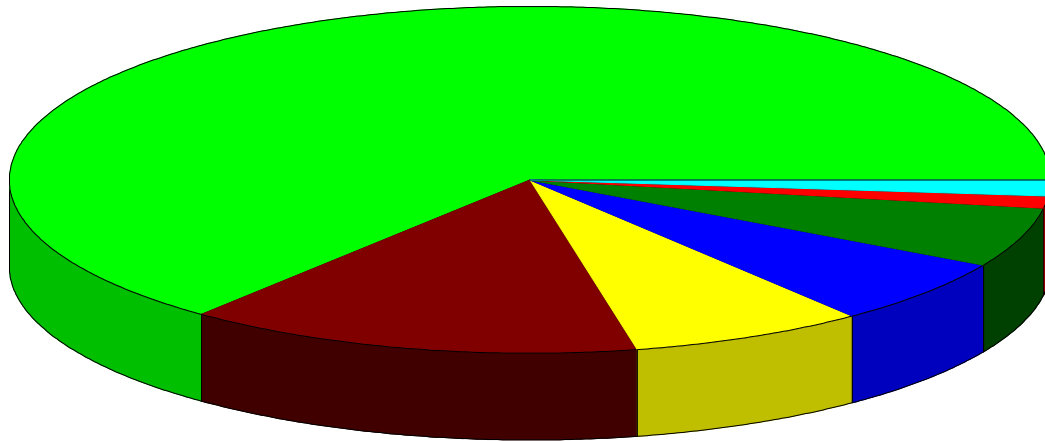
	Jan 25	Budget	\$ Over Budget	Jul '24 - Jan 25	YTD Budget	\$ Over Budget	Annual Budget
Income							
Tax Levy Revenue	21,941.65	25,042.00	-3,100.35	236,344.59	244,920.00	-8,575.41	341,040.00
Non-Tax Levy Revenue	95,717.95	15,416.00	80,301.95	661,650.27	282,911.00	378,739.27	535,000.00
Total Income	117,659.60	40,458.00	77,201.60	897,994.86	527,831.00	370,163.86	876,040.00
Expense							
Personnel Costs	59,807.49	27,345.25	32,462.24	455,290.56	282,777.75	172,512.81	510,887.00
Buildings & Land	963.40	1,327.00	-363.60	7,510.70	9,289.00	-1,778.30	15,920.00
Vehicles & Equipment	12,260.83	2,375.00	9,885.83	100,483.39	22,125.00	78,358.39	34,000.00
Communications & IT	4,096.43	650.00	3,446.43	8,924.48	4,550.00	4,374.48	7,785.00
Travel & Training/ Com Outreach	5,732.21	2,544.00	3,188.21	40,255.87	50,691.00	-10,435.13	96,284.00
Managerial Expenses	4,053.83	2,649.00	1,404.83	44,309.72	46,443.00	-2,133.28	75,600.00
Other Expenses	941.15	1,526.00	-584.85	51,930.69	17,311.00	34,619.69	24,945.00
Total Expense	87,855.34	38,416.25	49,439.09	708,705.41	433,186.75	275,518.66	765,421.00
Net Income	29,804.26	2,041.75	27,762.51	189,289.45	94,644.25	94,645.20	110,619.00

Income and Expense by Month
July 2024 through January 2025



Expense Summary
July 2024 through January 2025

Personnel Costs	64.24%
Vehicles & Equipment	14.18
Other Expenses	7.33
Managerial Expenses	6.25
Travel & Training/ Com Outreach	5.68
Communications & IT	1.26
Buildings & Land	1.06
Total	\$708,705.41



By Account

PEEPLES VALLEY FIRE DISTRICT
Monthly Disbursements
As of January 31, 2025

02/11/25

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
100 · CASH IN DEPOSITARY ACCOUNTS											87,521.78
103 · NBAZ 8548											8,343.99
Deposit	01/02/2025				Deposit		X	12000 · Undep...	35,985.91		44,329.90
Deposit	01/02/2025				Deposit		X	-SPLIT-	775.00		45,104.90
Deposit	01/02/2025				Deposit		X	12000 · Undep...	675.00		45,779.90
Deposit	01/02/2025				Deposit		X	12000 · Undep...	700.00		46,479.90
Check	01/03/2025	EFT		ADP - FEES			X	7103 · Profess...		22.38	46,457.52
Check	01/06/2025	EFT		CHASE CARD SERVICES			X	215 · CREDIT ...		1,152.27	45,305.25
Check	01/07/2025	EFT		CHASE CARD SERVICES			X	215 · CREDIT ...		413.95	44,891.30
Deposit	01/07/2025				Deposit		X	12000 · Undep...	3,857.00		48,748.30
Check	01/09/2025	EFT		CHASE CARD SERVICES			X	215 · CREDIT ...		5,697.49	43,050.81
General Journal	01/10/2025		*		Payroll 01.05.25		X	-SPLIT-		17,815.46	25,235.35
Check	01/15/2025	EFT		ADP - FEES			X	7103 · Profess...		108.82	25,126.53
Check	01/15/2025	EFT		APS			X	6100 · Utilities		496.43	24,630.10
Check	01/15/2025	EFT		Berkshire Hathaway			X	5006 · Workers...		3,825.95	20,804.15
Check	01/15/2025	EFT		BINGHAM EQUIPMENT			X	8100 · Grant E...		676.87	20,127.28
Check	01/15/2025	EFT		Global Med Response			X	6300 · Dispatch		324.48	19,802.80
Check	01/15/2025	EFT		JAMES VINCENT GROUP			X	7105 · Account...		3,500.00	16,302.80
Check	01/15/2025	EFT		Leavitt Communication			X	6301 · Comput...		3,506.92	12,795.88
Check	01/15/2025	EFT		LIFE ASSIST			X	6205 · EMS Su...		176.20	12,619.68
Check	01/15/2025	EFT		MOUNTAIN AIRE LLC			X	6200 · Fuel		1,363.90	11,255.78
Check	01/15/2025	EFT		OUTLAW SEPTIC			X	7103 · Profess...		241.50	11,014.28
Check	01/15/2025	EFT		Ray Palmer			X	6202 · Vehicle ...		3,533.00	7,481.28
Check	01/15/2025	EFT		RDO EQUIPMENT			X	6202 · Vehicle ...		395.42	7,085.86
Check	01/15/2025	EFT		R&R AUTO & TRUCK			X	6203 · Tools & ...		363.89	6,721.97
Check	01/15/2025	EFT		SHAWN BOMAR			X	6404 · Wildlan...		274.96	6,447.01
Check	01/15/2025	EFT		Streamline			X	6302 · Commu...		180.00	6,267.01
Check	01/15/2025	EFT		VERIZON			X	6100 · Utilities		346.44	5,920.57
Check	01/15/2025	EFT		YARNELL HARDWARE			X	6203 · Tools & ...		67.42	5,853.15
Deposit	01/17/2025				Deposit		X	-SPLIT-	6,839.32		12,692.47
Deposit	01/17/2025				Deposit		X	12000 · Undep...	11,170.34		23,862.81
Check	01/21/2025	EFT		CHASE CARD SERVICES			X	215 · CREDIT ...		3,332.35	20,530.46
Transfer	01/22/2025				Funds Transfer		X	101 · General ...	7,000.00		27,530.46
General Journal	01/24/2025		*		Payroll 01.24.25		X	-SPLIT-		36,601.23	-9,070.77
Deposit	01/30/2025				Deposit		X	12000 · Undep...	1,250.43		-7,820.34
Deposit	01/30/2025				Deposit		X	-SPLIT-	44,702.40		36,882.06
Check	01/31/2025	EFT		ADP - FEES			X	7103 · Profess...		134.06	36,748.00
Check	01/31/2025				Service Charge	Operations	X	7106 · Bank Fe...		7.00	36,741.00
Deposit	01/31/2025				Interest	Operations	X	4400 · Miscella...	0.33		36,741.33
Total 103 · NBAZ 8548									112,955.73	84,558.39	36,741.33
101 · General Fund - Yavapai County											77,176.79
Transfer	01/22/2025				Funds Transfer		X	103 · NBAZ 8548		7,000.00	70,176.79
Check	01/23/2025	1775		BRITTENY DWIGGENS			X	5001 · Personn...		1,564.85	68,611.94
General Journal	01/31/2025	2023-...	*	YAVAPAI COUNTY	To Record Jan 2025 Property Tax	Operations	X	4010 · Property...	21,941.65		90,553.59
Deposit	01/31/2025				Interest	Operations	X	4400 · Miscella...	295.35		90,848.94
Total 101 · General Fund - Yavapai County									22,237.00	8,564.85	90,848.94
102 · Chase On-Line Checking											2,001.00
Total 102 · Chase On-Line Checking											2,001.00
Total 100 · CASH IN DEPOSITARY ACCOUNTS									135,192.73	93,123.24	129,591.27
TOTAL									135,192.73	93,123.24	129,591.27

Peeples Valley Fire District

Fiscal Year
Begins: Jul-24

Twelve-Month Cash Flow

Peeples Valley Fire District

	Beginning	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Monthly Average	Overview
Cash Summary															
Cash on Hand (beginning of month)	0	50,978	21,838	19,948	62,760	116,765	56,312	87,522	129,592	115,460	101,728	120,286	129,857	84,420	
Cash Available (on hand + receipts, before cash out)	0	101,971	116,396	180,216	285,090	178,820	160,036	215,715	152,078	138,346	213,867	212,232	210,184	180,412	
Cash Position (end of month)	50,978	21,838	19,948	62,760	116,765	56,310	87,522	129,592	115,460	101,728	120,286	129,857	127,797	90,822	
Cash Receipts															
Tax Levy Revenue		1,178	27,254	3,084	137,973	48,739	23,175	21,942	7,070	7,470	38,390	18,197	6,568	28,420	
Non-Tax Levy Revenue		49,815	67,304	157,184	84,357	13,316	80,549	106,251	15,416	15,416	73,749	73,749	73,759	67,572	
Line of Credit		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Cash Receipts	0	50,993	94,558	160,268	222,330	62,055	103,724	128,193	22,486	22,886	112,139	91,946	80,327	95,992	
Cash Paid Out															
Disbursements		80,133	96,448	117,456	168,325	122,510	72,514	86,123	36,618	36,618	93,581	82,375	82,387	89,591	
Repayment of LOC		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Cash Paid Out	80,133	96,448	117,456	168,325	122,510	72,514	86,123	36,618	36,618	93,581	82,375	82,387	89,591	89,591	
	(Actual)	(Actual)	(Actual)	(Actual)	(Actual)	(Actual)	(Actual)	(Actual)	(Budget)	(Budget)	(Budget)	(Budget)	(Budget)	(Budget)	

PEEPLES VALLEY FIRE DISTRICT

PO Box 936, Yarnell, AZ 85362

(928) 427-9400

Resolution No. 2025 – 02-19

A FORMAL RESOLUTION OF THE GOVERNING BODY OF THE PEEPLES VALLEY FIRE DISTRICT AUTHORIZING THE ACCEPTANCE OF THE TENDER OF A QUIT CLAIM DEED FROM THE PEEPLES VALLEY FIRE DEPARTMENT AUXILIARY.

WHEREAS, the Peeples Valley Fire District has identified a future need for real property to accommodate the construction of a new fire station; and

WHEREAS, the Maughan Family has donated real property to the Peeples Valley Fire Department Auxiliary for that purpose; and

WHEREAS, the Peeples Valley Fire Department Auxiliary has contacted the Peeples Valley Fire District and offered to gift said parcel to the District; and

WHEREAS, the Peeples Valley Fire District appreciates the Peeples Valley Fire Department Auxiliary’s generosity in offering the property donation; and

WHEREAS, it is in the best interest of the Peeples Valley Fire District to accept the donation of the real property more fully described in the attached Exhibit “A.” (the “Maughan Parcel”)

NOW THEREFORE, BE IT RESOLVED, by the Governing Board of the Peeples Valley Fire District, that acceptance of the tender of the Maughan Parcel from the Peeples Valley Fire Department Auxiliary is hereby approved conditioned upon review and approval of a condition of title report of said parcel.

RESOLVED and ADOPTED this _____ day of _____, 2025.

Board Chairman

ATTEST:

Board Clerk

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED, IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A portion of the Southeast quarter of Section 23, Township 11 North, Range 5 West, of the Gila and Salt River Meridian, Yavapai County, Arizona described as follows:

BEGINNING at the South quarter corner of said Section 23, a 1/2 inch rebar with cap LS 53890, from which the Southeast corner of said Section 23, bears South 89° 44' 57" East, 2647.74 feet, a 2 inch pipe with a spike and a Yavapai County Aluminum disk.

Thence along the locally accepted mid-section line, North 00° 29' 32" East, 375.37 feet to a 1/2 inch rebar with cap LS 53890;

Thence along the Southerly right of way of Hays Ranch Road as recorded in Book 12 of maps page 25, Yavapai County Recorder's Office, South 64° 19' 07" East, 82.30 feet to the beginning of a curve, a 1/2 inch rebar with cap LS 53890;

Said curve turning to the left through an angle of 40° 16' 57", having a radius of 396.99 feet, an arc length of 279.11 feet, and whose long chord bears South 84° 27' 38" East, 273.39 feet a 1/2 inch rebar with cap LS 53890;

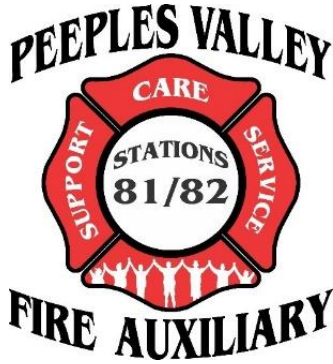
Thence along the Southerly right of way of Hays Ranch Road, North 75° 23' 53" East, 214.11 feet to the beginning of a curve, a 1/2 inch rebar with cap LS 53890;

Said curve turning to the right through an angle of 21° 01' 04", having a radius of 286.53 feet, an arc length of 105.11 feet, and whose long chord bears North 85° 54' 22" East, 104.52 feet a 1/2 inch rebar with cap LS 53890;

Thence along the Southerly right of way of Hays Ranch Road, South 83° 35' 07" East, 627.44 feet to a 1/2 inch rebar with cap LS 53890;

Thence, South 00° 29' 32" West, 310.26 feet to a 1/2 inch rebar with cap LS 53890;

Thence along the locally accepted South line of said Section 23, North 89° 44' 57" West, 1281.82 feet to the POINT OF BEGINNING.



**Peoples Valley Fire Department
Corporation and Auxiliary
P.O. Box 936, Yarnell, AZ 86362
17275 W. Burning Bush Dr.
Peoples Valley, AZ 86332
www.peoplesvalleyfire.org**

Monthly Auxiliary Meeting Agenda
February 1, 2025, 9:00AM
Location: Historic Peoples Valley School

1. Call to Order at 9:06am by Karen Stafford, a quorum was present, and Karen maintained her position of President throughout the meeting.
2. Pledge of Allegiance Led by Karen Stafford
3. Introduction of Officers, Attending Members and Guests, as needed

Guests: Austin Cranford was welcomed as a new member, and Marcie Theokas was welcomed back and were present.

a. Reading of Corporation Objectives if Guests are Present by Lori Bomar.

4. Annual Meeting – Election of Board Officers

a. President: Melissa McCabe was nominated by Lori Bomar

b. President: Sue Dickerson was nominated by Lisa Pierce

i. Vote By secret ballot: Vote determined Sue Dickerson won the election; votes counted by Angie Davis. Abstained: none

c. Vice President: Lisa Pierce was nominated by Sue Dickerson – no other nominations

i. Vote: Ayes 13, Nays 0, Abstained: 0 – Lisa Pierce was voted in as Vice President

d. Treasurer: Ray Paiz nominated Melissa McCabe as Treasurer, Melissa declined

i. No other nominations –

1. Angie Davis volunteered to act as Interim Treasurer until a new nominee is identified. We will revisit this function every meeting until it is filled.

e. Recording Secretary: Ray Paiz was nominated by Karen Stafford, Ray declined but agreed to stay on as Interim Recording Secretary until the position is filled.

i. Vote: Ayes 10, Nays 0, Abstained: 0

f. Corresponding Secretary: Nominated Kelley Paiz by Lori Bomar,

i. Vote: Ayes 10, Nays 0, Abstained: 0

5. Read and Approve Minutes from Previous Meeting & Committee Document Updates:

Changes: None, Motion By: Kelley Paiz, Second: Gale Henry
Ayes: 11, Nays: 0, Abstain: Marcie Theokas, Austin Cranford

6. Review and Approve the Treasurer's Report

A Pro Forma Report was received and filed. There was no vote to accept since it was not verified and it was the end of the month. Discussion held on paid invoices to Stryker and developing a report to Del E. Webb Foundation.

Discussion on change of Officers and Arizona Corporate Commission, Statutory responsibility.

Motion By: _____ Ayes: _____ Nays: _____

7. Collection of Dues

8. Marcie Theokas paid \$5, discussion on the payment and information for Trudy and Dan Schwoegel. Ray will follow up.

9. Officer Reports (10 Minutes)

- President: Karen thanked Sue for stepping up.
- Vice President: Angie thanked Lisa.
- Treasurer: No report
- Corresponding Secretary: No report
- Recording Secretary: no report

10. Community Outreach & Membership Committee (10 Minutes)

- a. Chief Bomar provided today's Roadside Clean Up Project Details
- b. Additional Items to Report
Serve Day will be April 26, Lisa will determine needs for this event.

11. Grants & Funding Committee (10 Minutes)

- a. Ray led discussion to approve draft of Committee SOPs (Lori & Ray)
Discussion:
Motion by Lisa Pierce to approve the SOPs, Second by Sue Dickerson
Vote: Ayes 10 Nays: 0, Abstain 0
- b. Additional Items to Report: Committee priorities and goals, Received and filed.
- c. Grant applications for consideration; Arizona community Foundation, referred to the Board for consideration.
 - i. Motion to approve by Lori Bomar, Second by Lisa Pierce. Approved on 5-0 vote.
 - ii. Lever for Change, Trust in American Institutions Challenge, Referred to full Membership for consideration. General Membership vote to approve. Approved unanimously.
- d. Discussion & possible vote to approve funding an audit of our financials. *This item was missed in the order of the agenda and no discussion was held.*

Motion: _____ Second: _____, Vote: None

12. Marketing & Public Relations Committee (10 Minutes)

- a. Discussion to rebrand Survey Feedback, & possible vote (Karen) Motion to table this item in the interest of further talks and development.

Motion: Ray Paiz, Second: Sue Dickerson; Motion carried 10-0 with one abstention.

13. Upcoming Events (10 Minutes)

- a. Inter-Agency Regional Training scheduled for February 22. We will provide meals, we are hosting ~60 personnel, providing a continental breakfast and a pulled pork lunch. Angie will coordinate.

14. Weaver Mountains Regional Facility & Property Committee (20 Minutes)

- a. Status of the Project - Chief Bomar reported that because of funding, there is a need to limit the scope of this project to focus specifically on constructing only the Fire Station at this time. There is a USDA grant that can only be applied for by the Fire District and not the Auxiliary. The Chief has requested that the Auxiliary agree to Quit Claim Deed the entire 10 acres donated by Maughan Ranches to the PVFD Corporation and Fire Auxiliary last year, over to the Peoples Valley Fire District in an effort to move forward with the application of the USDA grant. The Chief wishes to present this to the Fire District Board at the next meeting on 2/19/25 in hopes to be ready for a proposal in Q1 2024.
- b. Proposal for Next Steps: Vote for the Auxiliary to Quit Claim Deed the 10 acres.
- c. Sue Dickerson Moved to table vote to next meeting to provide for better member discussion and attendance.
 - i. Vote on the motion to table: Ayes 4, Nays 5, Abstained: 2, Motion to table failed
- d. More discussion on the pros and cons of deeding the property to the District. A major point was that the USDA grant heavily relied on the District owning the property, not the auxiliary.
- e. Ray Paiz moved, seconded by Kelley Paiz to Quit Claim Deed the entire property donated by Maughan Ranches to the PVFD Corporation and Fire Auxiliary last year over to the Peoples Valley Fire District.

Vote: Ayes 10, Nays 0, Abstain 1. Motion carried.

15. Additional Items or Announcements

16. Next Meeting Date/Time: Saturday, March 1, 2025, at 9 AM at the Historic Peoples Valley School.

17. Motion to Adjourn at 11:22am

Items for next agenda:

Consideration for Nomination for Treasurer,
Consideration for Nomination for Recording Secretary,
Discussion on Pro Forma Treasurers report,

Discussion on funding audit on financials, Item 10.b. previous minutes.
Rebrand was tabled for further discussion

DRAFT

Pioneer Title Agency, Inc.

Commitment to Service

510 N. Tegner Ste B , Wickenburg, AZ 85390
Phone: (928) 684-2466 • Fax: (866) 543-5767

TRANSMITTAL OF IMPORTANT DOCUMENT

Peoples Valley Fire Department Corporation

Email to: auxiliary@peoplesvalleyfire.org

Your Escrow Number: 73906726 - VFR

Property Address: 00000 W. Hays Ranch Rd., Peoples Valley, AZ 86332

Your Escrow Officer: Valerie Elliott

Phone: (928) 684-2466

Email: Valerie.Elliott@PioneerTitleAgency.com

Thank you for your business! Enclosed you will find the title insurance policy we have issued to protect your interest in the described real property. It is a valuable document and should be kept with your other important papers.

We pride ourselves in our work and welcome any comments you may have, good or bad, about how we handled your transaction. We are also happy to assist you with any future concerns or questions you may have concerning your property.

When you consider refinancing or selling this property, please direct your transaction to our company. This will insure you benefit from our archived history of your property and are eligible to receive any discounts we may be able to offer.

Sincerely,

Valerie Elliott
Branch Manager / Senior Escrow Officer



ALTA OWNER'S POLICY OF TITLE INSURANCE
 issued by
Pioneer Title Agency Inc. as
 agent for
Title Resources Guaranty Company

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **Title Resources Guaranty Company**, a **Texas** corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or

- d. environmental remediation or protection on the Land.
- 6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
- 7. An exercise of the power of eminent domain, but only to the extent:
 - a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
- 8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
- 9. The Title being vested other than as stated in Schedule A or being defective or a court order providing an alternative remedy:
 - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted:
 - i. a fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights law; or
 - ii. a voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

Issuing Agent:

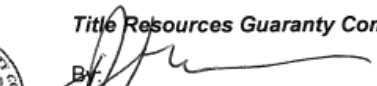
Pioneer Title Agency, Inc.

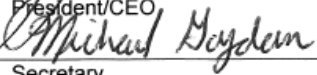


An Authorized Signature



Title Resources Guaranty Company

By: 
President/CEO


Secretary



EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1.
 - a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is:
 - a. a fraudulent conveyance or fraudulent transfer;
 - b. a voidable transfer under the Uniform Voidable Transactions Act; or
 - c. a preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i.
 - (a). The Insured named in Item 1 of Schedule A;
 - (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
 - (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
 - (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1). an Affiliate;
 - (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3). a spouse who receives the Title because of a dissolution of marriage;
 - (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
 - (5). another Insured named in Item 1 of Schedule A.
 - ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be

necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred

by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
 - i. the Amount of Insurance; or
 - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
 - i. the Amount of Insurance will be increased by 15%; and
 - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
 - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
 - ii. cures the lack of a right of access to and from the Land; or
 - iii. cures the claim of Unmarketable Title,
 all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
 - i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM**a. Choice of Law**

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the

Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 8111 LBJ Freeway, Suite 1200, Dallas, TX 75251 or claims@titleresources.com.

18. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

19. ARBITRATION

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is \$2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than \$2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 19. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.
- c. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 19, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 19.*
- d. The Company will pay all AAA filing, administration, and arbitrator fees of the consumer when the arbitration seeks relief of \$100,000 or less. Other fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: Pioneer Title Agency, Inc.
 Issuing Office: 1570 Willow Creek Road, Prescott, AZ 86301
 Issuing Office's ALTA® Registry ID: 0000097
 Issuing Office File Number: 73906726-039-VFR
 Property Address: 00000 W. Hays Ranch Rd., Peeples Valley, AZ 86332

SCHEDULE A

Name and Address of Title Insurance Company: Title Resources Guaranty Company, 8111 LBJ Freeway, Suite 1200, Dallas, TX 75251

Policy Number: 351-O-73906726

Amount of Insurance: \$355,000.00

Premium: \$1,510.00

Date of Policy: April 29, 2024 at 10:02 am

Rate Code: 101.1

1. The Insured is:

Peeples Valley Fire Department Corporation, an Arizona non-profit corporation

2. The estate or interest in the Land insured by this policy is:

FEE SIMPLE

3. The Title is vested in:

Peeples Valley Fire Department Corporation, an Arizona non-profit corporation

4. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.



EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED, IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A portion of the Southeast quarter of Section 23, Township 11 North, Range 5 West, of the Gila and Salt River Meridian, Yavapai County, Arizona described as follows:

BEGINNING at the South quarter corner of said Section 23, a 1/2 inch rebar with cap LS 53890, from which the Southeast corner of said Section 23, bears South 89° 44' 57" East, 2647.74 feet, a 2 inch pipe with a spike and a Yavapai County Aluminum disk.

Thence along the locally accepted mid-section line, North 00° 29' 32" East, 375.37 feet to a 1/2 inch rebar with cap LS 53890;

Thence along the Southerly right of way of Hays Ranch Road as recorded in Book 12 of maps page 25, Yavapai County Recorder's Office, South 64° 19' 07" East, 82.30 feet to the beginning of a curve, a 1/2 inch rebar with cap LS 53890;

Said curve turning to the left through an angle of 40° 16' 57", having a radius of 396.99 feet, an arc length of 279.11 feet, and whose long chord bears South 84° 27' 38" East, 273.39 feet a 1/2 inch rebar with cap LS 53890;

Thence along the Southerly right of way of Hays Ranch Road, North 75° 23' 53" East, 214.11 feet to the beginning of a curve, a 1/2 inch rebar with cap LS 53890;

Said curve turning to the right through an angle of 21° 01' 04", having a radius of 286.53 feet, an arc length of 105.11 feet, and whose long chord bears North 85° 54' 22" East, 104.52 feet a 1/2 inch rebar with cap LS 53890;

Thence along the Southerly right of way of Hays Ranch Road, South 83° 35' 07" East, 627.44 feet to a 1/2 inch rebar with cap LS 53890;

Thence, South 00° 29' 32" West, 310.26 feet to a 1/2 inch rebar with cap LS 53890;

Thence along the locally accepted South line of said Section 23, North 89° 44' 57" West, 1281.82 feet to the POINT OF BEGINNING.

SCHEDULE B
(Continued)

- 10. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book 1351 of Official Records, page [318](#)
Purpose electric transmission or distribution lines
(Affects Section 23)

- 11. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book 1863 of Official Records, page [110](#)
Purpose ingress, egress and underground utility lines
(Affects Sections 23, 26 and 27)

- 12. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book 1459 of Official Records, page [81](#)
Purpose ingress and egress
And thereafter release in Book 3757 of Official Records, page [726](#)

- 13. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book 3744 of Official Records, page [723](#)
Purpose ingress, egress and utilities

- 14. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book 3744 of Official Records, page [730](#)
Purpose ingress, egress and utilities

- 15. The matters shown on Survey:

Recorded in [2024-0012185](#)

- 16. Minor land division permit in Instrument No. [2024-0012190](#)

END OF SCHEDULE B

Document prepared by:

Recording requested by, and please return
this recorded deed and tax statements to:

QUITCLAIMDEED
Under Ariz. Stat. 33-402(1)

THIS QUITCLAIM DEED, executed this day of , 20 , by the grantor,

to the grantees,

WITNESSETH, that the said grantor, for

the receipt whereof is hereby acknowledged, does hereby quitclaim unto the said grantee, all my interest in and
to the following described parcel of land, situated in the County of
in the State of Arizona – legally described as:

Commonly known as:

Parcel Identification:

This transfer
is exempt under A.R.S. § 11-1134 _____
is not exempt.

In witness whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF _____ }

COUNTY OF _____ }

This instrument was acknowledged before me this _____ day of _____, 20____, by

_____.

Notary Public

Print name

Title/Rank

My commission expires: _____

(Notary seal)

Exhibit A