



FINAL Minutes of the Annual Membership Meeting
held on April 12, 2023
via Google Meet, 6:00 p.m. to 8:00 p.m.

1. **Call to Order:** N. Ceccarelli opened the meeting at 6:07 p.m. and asked for a roll call.
2. **Attendees:** Board members present: N. Ceccarelli, C. Peachey, D. Vlastic, K. Whitman, J. Levin, D. McFarland, and G. Barton; absent were C. Barney and P. McCawley. Roll call of other attendees was not taken, but the secretary read the names of the members identified in the participant window and asked for phone participants to identify themselves. Member/PO names identified by video or phone presence: Crouch, Ahearn, Browning, D. Beard, Rossbach, Tribby, Shelburne, McFarland, Beusgens, Miller, Smith, Hilgart, McLaurin-Brown, Barton, Barfield, McAuley, Kling, D. Huffman, and additional phone numbers. Some phone participants reported trouble unmuting.
3. **Agenda:** Tonight's published agenda: Fiscal year 2022 financial report; road maintenance update and plans; and discussion and prioritization of issues to address in 2023. Because of spotty reception, the president turned over leadership of the meeting to the vice president and secretary. D. McFarland welcomed all attendees and noted that next year's annual meeting would be in March and would include a board election. Everyone should feel free to send suggestions and ideas to the board, and be patient as the board may not be able to respond right away.
4. **Fiscal Year 2022 Financial Report.** Treasurer D. Vlastic read the recap of 2022 budget and spending (previously mailed to all POs and shared on screen; see attached).
 - a. The 2022 budget was overspent by almost \$9K, most of it in legal fees.
 - b. Assessment payments: We have 136 members, we expected an assessment income of \$24,480; we received \$23,345.46. We have 7 members in arrears, totaling approx. \$1134. Prior to 2022, we had 5 members in arrears. One member is in collection.
 - c. We filed our 2023 tax return.
 - d. Member questions:
 - i. Legal fees: We know we spent \$4,000 for defense in the ADRE case; \$1,500 was budgeted for responding to the McFarland claim; what was the rest of the spending and where is it authorized? Answer: We also had \$1,000 in ADRE fines. The rest of the expenses took place before the current board was seated, we have invoices for all legal expenses but do not know if resolutions were voted on for all of them.

- ii. Are we going to have a financial review of 2022? Answer: Yes, we are in contact with the person who did it in past years. There was no review done in 2021, can we include that? It is not in this year's budget, but we will investigate doing it.

5. Road Maintenance Update and Plans.

- a. N. Ceccarelli reported that three different engineers came out to examine our roads. All said the roads are in good shape except in the Last Trail area. Only KE&G submitted a proposal (shared on screen), which listed a cost of approx. \$100,000 for a solution in the Last Trail area. She told them we don't have that kind of money. There is a possible opportunity for grant writing, we need association members to assist in seeking and applying for funding. If anyone has grant writing experience and time, please step up.
- b. We have had questions as to parking and fencing on the common areas. Common areas are for the use of all members. We try to maintain the areas as best we can. If you have weedy areas or fences encroaching on common areas, please address these things.
- c. It is time to solicit bids for road grading.
- d. The smaller windmill tank has corrosion holes, so water leaks out. Can a member experienced with the windmill provide clear instructions as to how to best use the various hoses and valves, for those unfamiliar with it. We need to avoid filling the leaking tank for now.

6. Issues to Address in 2023.

- a. How to run elections. Next year will come quickly and we need to gather input and get our instructions and procedures sorted out. This is a priority. Some have suggested we need a third party to run our elections to avoid the problems of the past.
- b. Architectural review process. We have set up an online workflow and would like to get this refined so we can address requests in a reasonable amount of time and also have reasonable documentation provided.
- c. How do we sustain a treasure chest to be able to address road and common area maintenance expenses. There is a history related to the original ranchers on this land. Shame to let any of it fall into disrepair.
- d. Suggestion that we should set up committees. There is a nine-member board, board members have volunteered to take on issues, hope they will do so.
- e. Please send any ideas for the windmill and anything else to the board for consideration. We welcome solutions where needed.
- f. There were few other suggestions or comments from members.
- g. The president noted the board is trying to get things done. Nine members is a little unwieldy but we're working it out. For those with strong opinions, perhaps step back and look for ways to work together. Again, we need people to look for sources of funding and write proposals.

7. **Adjourned** at 7:05 p.m. There was not a formal vote to adjourn. After no further questions or discussion were forthcoming, all said goodnight and the meeting was closed.

Submitted by C. Peachey, HLRPOA Secretary

2022 budget recap

Taxes	Budget	Actual	Difference
AZ Income Tax	\$50.00	\$50.00	\$00.00
Cochise C. Tax	\$35.00	\$21.18	\$13.82
Az Corp. Commission	\$10.00	\$10.00	\$00.00

Services	Budget	Actual	Difference
Insurance	\$1,900.00	\$1,784.00	\$116.00
Legal Fees	\$550.00	\$10,292.50	(9,742.50)

Common Areas	Budget	Actual	Difference
Road Grading	\$11,500.00	\$15,400.00	(\$3900.00)
Road Repairs	\$11,200.00	\$11,291.25	(\$91.25)
Damage Prevention	\$2,900.00	\$00.00	\$2,900.00
Windmill	\$350.00	\$00.00	\$350.00
Signs	\$711.00	\$00.00	\$711.00

Administration	Budget	Actual	Difference
Website	\$180.00	\$141.87	\$38.13
Software	\$400.00	\$00.00	\$400.00
PO Box	\$75.00	\$74.00	\$1.00
Recording Fees	\$150.00	\$00.00	\$150.00
Financial Review	\$125.00	\$00.00	\$125.00
Mailings	\$50.00	\$520.39	(\$470.39)
Nom Elect Cmte	\$200.00	\$00.00	\$200.00
Gov Docs Cmte	\$300.00	\$00.00	\$300.00

Budget	Spent	Difference
\$30,686.00	\$39,585.19	(8899.19)