



**Minutes of the Board Meeting**  
**held on July 20, 2023**  
**via Google Meet and at the offices of Stachel & Associates,**  
**333 Wilcox Ave, Suite 205, Sierra Vista, at 6:00 p.m.**

1. **Call to Order:** The president called the meeting to order at 6:13 p.m. and asked for a roll call of board members.
2. **Roll Call:** All board members were present at the meeting: N. Ceccarelli, D. McFarland, D. Vlastic, C. Peachey, J. Levin, P. McCawley, K. Whitmire, C. Barney, and G. Barton. C. Peachey and C. Barney were in person in a conference room at Stachel & Associates. Also in person were Robert Stachel, attorney for R. Barfield, E. Ahearn, P. Green, and J. Green; Ray Reyes of Schneider & Onofry, attorney for the Association; E. Ahearn; and J. Green. Roll call of POs in attendance by phone and video was not taken.
3. **Legal update from the July 12 Order to Show Cause hearing.** N. Ceccarelli summarized the hearing and outcome. The judge in the hearing did not find the association in contempt of the Administrative Law Judge's ruling of November 2022. The judge ordered the association to count the nine disputed ballots from the July 5, 2022, election: three belonging to R. Barfield and E. Ahearn, five belonging to P. and J. Green, and one belonging to M. and A. Van Wyk. The judge also ordered the Association to announce the new tally, and if the new result is that R. Barfield was not recalled in the election, he will join the board for 2 years, the remainder of his term as of the 2022 election. By agreement, the attorneys will conduct the count.
4. **Pursuant to court order, count nine ballots from the July 5, 2022, election.** C. Peachey explained the process to be followed, which had been discussed between the attorneys before the meeting. C. Peachey had prepared a tally sheet that contained the results from the 2022 election for each candidate and allowed for adding the new tallies. The attorneys conducted the count as follows:
  - a. Documented the name and lot number on each outer envelope.
  - b. Opened all outer envelopes and separated them from the inner ballot envelopes.
  - c. Opened each ballot envelope and tallied the votes (retain or remove) for each candidate. Mr. Reyes filled out the tally sheet as Mr. Stachel read the votes. C. Peachey also filled out a tally sheet as the votes were read. Reyes and Peachey totaled the numbers and compared results.
  - d. Mr. Stachel read the results to the board. The count was completed at 6:37 p.m.
  - e. Envelopes, ballots, and tally sheets were collected by the secretary for filing in association records.

5. **Pursuant to court order, publish results of the nine counted ballots and the new tally of the July 5, 2022, election results.** Mr. Stachel scanned the envelope roster and tally sheet (attached) and emailed it to the secretary, who shared it on screen for all meeting participants. N. Ceccarelli stated that the board will post the results. Mr. Barfield joins the board immediately.
6. **Other action items pursuant to court order, if any.** There were no other court items to address and no other business to be discussed at this meeting. Everyone can read the court order when it is issued.
7. **Next meeting date.** August 17.
8. **Adjourned** at approximately 7 p.m. D. McFarland **moved to adjourn by unanimous consent.**

Submitted by C. Peachey, HLRPOA Secretary

Approved Aug. 17, 2023

July 20, 2023

Counting nine ballots from the July 5, 2022, election

Ballot Envelope Information

NAME	LOT No	Notes
Pat and Jo Green	106	
Pat and Jo Green	107	
Pat and Jo Green	90	
Pat and Jo Green	91	
Pat and Jo Green	92	
Van Wykes	114	
Barfield Ahearn	19	
Barfield Ahearn	126	
Barfield Ahearn	127	

Ballot envelopes opened by:

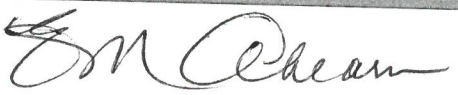
Stachel  
Robert ~~Satchel~~, Esq.  
Ray Reyes, Esq.

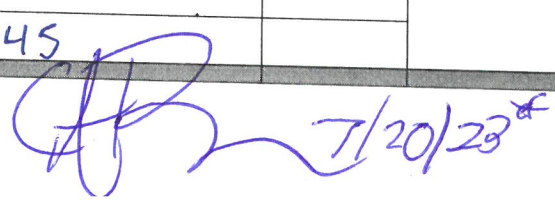
## 2022 High Lonesome Ranch Estates - Vote Tally Sheet

Date/Location: July 20, 2023 Round # \_\_\_\_\_ Time \_\_\_\_\_

Vote Counter's Name Robert Stachel Signature   
Ray Reyes

Name	Remove	Retain in Office	Abstain	Result
Corinthea Pangelinan				
7/20/2023 Paper Count	IIII IIII			Removed
7/5/22 Total	43	35	1	
New Total	52			
Walley Olajide				
7/20/2023 Paper Count	IIII IIII			Removed
7/5/22 Total	44	34	1	
New Total	53			
Amanda Miller				
7/20/2023 Paper Count	IIII IIII			Removed
7/5/22 Total	54	24	1	
New Total	63			
Randall Kling				
7/20/2023 Paper Count		IIII IIII		Removed
7/5/22 Total	44	34	1	
New Total		43		
Beckie Hilgart				
7/20/2023 Paper Count	IIII IIII			Removed
7/5/22 Total	43	34	2	
New Total	52			
Robert-Wade Barfield				
7/20/2023 Paper Count		IIII IIII		Retained
7/5/22 Total	42	36	1	
New Total		45		

WITNESSES: 

 7/20/23