



**Minutes of the Board Meeting**  
**held on March 20, 2024**  
**at 6 :00 p.m. via Google Meet**

1. **Call to Order.** The president called the meeting to order at 6:01 p.m. and asked for roll call.
2. **Attendees:** All board members were present: N. Ceccarelli, D. McFarland, D. Vlastic, C. Peachey, P. McCawley, RW. Barfield, K. Whitmire, G. Barton, and J. Levin (arrived 6:03). Roll call of other attendees was not taken. The audio was recorded with Google Meet.
3. **Approval of minutes of the prior meeting:** After asking for discussion or corrections and hearing none, N. Ceccarelli asked for a **voice vote to adopt and approve the minutes of the February 15 board meeting. All in favor** with none opposed.
4. **Reports.**
  - a. **President's report.** Please vote if you haven't. Join the annual meeting Saturday. We're making our way through records requests.
  - b. **Vice President's report.** VP spoke on the increased use of drones on the ranch and an armed confrontation with trespassing hunters.
  - c. **Treasurer's report.** See attached report. Assessments: 76 members have paid in full, 16 have paid half, 42 members have not paid anything yet, 2 are unpaid from prior years. He will reinvoice everyone who hasn't paid.
5. **Member comments.** Three members commented.
6. **Active agenda.**
  - a. **Election updates.** Secretary read the email to be sent to all POs with reminder of meeting, election, and voting details. We'll be getting certifications from League of Women Voters and Election Buddy. LWV vote monitors will access election results after the vote closes. The vote closes at noon on 3/23.
  - b. **Missing 2022 minutes project.** Board members noted omissions, the need for specific corrections, and the difficulty of approving minutes of meetings at which current members were not present. President asked to get these minutes into the record and submit corrections if needed.
    - i. G. Barton moved to adopt the minutes of the 3/12/2022 board meeting. D. McFarland seconded. After discussion of corrections needed and community

comment, a voice vote was called. Ayes were heard, one board member abstained, no opposition was heard. Motion carried.

- ii. G. Barton moved to adopt the minutes of the 3/18/2022 board meeting. D. McFarland seconded. After board discussion and no member comments, a voice vote was called. Ayes were heard, no opposition was heard. Motion carried.
- iii. G. Barton moved to adopt the minutes of the 5/8/2022 board meeting. Didn't hear who seconded. After board discussion and member comments, a voice vote was called. Ayes were heard, no opposition was heard. Motion carried.
- iv. G. Barton moved to adopt the minutes of the 6/9/2022 board meeting. D. McFarland seconded. After no board or member discussion, a voice vote was called. Ayes were heard, no opposition was heard. Motion carried.
- v. G. Barton moved to adopt the minutes of the 7/1/2022 board meeting. D. McFarland seconded. After no board or member discussion, a voice vote was called. Ayes were heard, no opposition was heard. Motion carried.
- vi. President asked that GB and KW re-listen to the recording of the 5/16/2022 meeting and determine if corrections need to be made to the minutes.

c. **Well infrastructure.** Several topics discussed: Board vs common area committee looking at needs, making recommendations, getting PO feedback; source of funding; need for professional estimates; obligations and desires re future of well and its operation. President proposed setting up a committee meeting to discuss.

d. **Bylaws legal review.** It was proposed there was not enough time to discuss this so we should table until next meeting, but general discussion ensued. There was disagreement over the manner of presentation of motions and readaheads and how much the board can share information without violating open meeting laws.

7. **Board member comments.** J. Levin wished to correct the record re his prior statement about membership voting on the 2014 bylaws changes: there was a long process of surveying the membership but not a member vote; membership voted on changing the Articles (didn't pass) and on the Association Rules. G. Barton suggested getting other counsel to review our governing docs because Jason Smith has a conflict of interest because he has written opinions on both sides of the issue; also, there is an attorney client relationship between him and RWBarfield since he was paid by RW Barfield, so RWB might recuse himself from these discussions.

8. **Next board meeting:** April 11. Agenda will include seating new directors and officers; latent records; two items tabled from tonight's agenda.

9. **Adjourned** at 8:09 p.m. J. Levin moved, D. McFarland seconded, no opposition.

Submitted by C. Peachey, HLRPOA Secretary

Approved 4/16/2024

## TREASURER REPORT FOR 20 MARCH 2024 BOARD MEETING

Checking account activity for 2024

Starting balance	\$ 10,695.32
Deposits	\$ 10,310.48
Withdrawals	\$ 00.00
End balance	\$ 21,005.80

Checks paid

1.	8.	15.
2.	9.	16.
3.	10.	17.
4.	11.	18.
5.	12.	19.
6.	13.	20.
7.	14.	

### OUTSTANDING ASSESSMENTS 2023 AND PRIOR

3 members have a total of \$ 1714.28 owed. Includes assessments late fees and interest. Of these 3 members 2 are in collections and 1 has 2 lots is in probate. All other members are paid in full through 2023

The members with outstanding monies from 2022 or prior have been turned over for collections.

As of 03/20/2024 we have collected \$ 18,812.00 or 58.1% of current 2024 assessments.