



**Minutes of the 2024 Annual Meeting**  
**held on March 23, 2024, from 10:30 a.m. to 1:00 p.m.**  
**at Schieffelin Hall, Tombstone, and via Google Meet**

1. **Call to Order.** The president called the meeting to order at 10:46 a.m. The audio recording was started. The in-person attendee sign-up sheet and list of online attendees are attached. There was a quorum for the meeting and election: in addition to attendees, 77 absentee ballots had been submitted as of 3/22 (per Election Buddy). It was announced that voting was open until noon. It was announced that the League of Women Voters volunteers would give a presentation about their organization. No program took place until the financial report at 11:30.
2. **Financial Report for Fiscal Year 2023:** See attached report. The Treasurer discussed the attached report and responded to questions.
  - a. We had a mild monsoon season in 2023, so spent none of our budgeted funds on grading, but some funds on road repairs. We had to pay for litigation, so voted to use the funds from the road grading budget (moved the funds from one budget item to another).
  - b. We do pay and file taxes every year. No federal. A flat minimum of \$50 Arizona state tax. Property tax for common areas.
  - c. We had an annual review by a bookkeeper, financial statements are in association files.
  - d. Should we move excess funds at end of year to reserves to protect it? Treasurer feels it should stay in operating budget so we have access if needed. We can't have zero in our operating budget, we have expenses to pay before assessment payments come in.
  - e. If we have \$4-\$5K carry over each year, where is it going? We don't come in under budget every year. When we do, we can use it for improvements. Any remaining funds stay in operating account.
  - f. Other member comments re: there will be continuing legal expenses if we need review of governing documents; the assessment was static for many (at least 8) years with no increase until recently; most recent increase was equal to cost of election; election can be run at fraction of cost.
3. **Voting closed.**
4. **League of Women Voters of Greater Tucson** volunteer Linda McCabe gave a presentation about the organization and answered questions. They hold candidate forums in election years; study community issues; liaise with state legislature. More information can be found at LWVGT.org and from the national organization website, LWV.org.

**5. Election Results.** The LWV volunteer vote monitors announced the election results they accessed from Election Buddy:

- a. 92 ballots were cast.
- b. Vote results:
  - i. George Barton 40
  - ii. Stephen Crosby 50
  - iii. MaryAnn Kenniger 9
  - iv. Nate Tribby 76
- c. One spoiled ballot.
- d. Winners are Stephen Crosby and Nate Tribby.

**6. President's Report.** The new board since 8/2022 has had challenges and opportunities. We're not all in one location. We're still putting together missing pieces. Thanks for work and patience both collecting records and asking for them. People who submit records requests, please be patient. Among our challenges: we have perceptions of persecution, conspiracies of collusion, and competing interests. Tough road but not insurmountable. Priorities for next term. We should begin with civility in our emails, meetings, phone calls, and personal encounters. We need to be able to share records while protecting personal information and complying with state law. We need a records retention policy. With any of the issues we need to tackle, we can't have emotionally driven reactions, can't discount ideas put forward based on who puts it forward. Look at benefit to the association. Regarding elections, we put together a solid plan to allow everyone to vote by their choice of method. We will have results certified results.

**7. Member comments.**

- a. How many voted in person today? (S. Barton) Answer: Zero.
- b. There is an Owners for change organization linked from hlrpoa.org. (B. McFarland)
- c. There is a new grazing association on a nearby ranch. (B. McFarland)
- d. There were concerns that in person ballots would not be accepted or counted, and that procedures for in person voting were not published in advance. (E. Ahearn)

**8. Closing comments.** N. Ceccarelli asked new board members and those whose terms just ended to be at the next board meeting on April 11 to close out one term and begin the new. Newly elected board members take office as of today.

**9. Adjourned** at 12:50 p.m.

Submitted by C. Peachey, HLRPOA Secretary

Approved with corrections 4/16/2024



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

PO Box 215, Elfrida, AZ 85610-0215

Website: [www.hlrpoa.com](http://www.hlrpoa.com)

Board of Directors e-mail: [admin@hlrpoa.com](mailto:admin@hlrpoa.com)



March 23, 2024

**HLRPOA Annual Membership Meeting and Election  
Schieffelin Hall, Tombstone**

**Agenda**

- |                     |   |
|---------------------|---|
| 10:30 a.m.          | Membership Meeting opens, introductions             |
| 10:30 to Noon       | In-person voting. <b>All voting closes at noon.</b> |
| 11:30 a.m.          | Financial Report for Fiscal Year 2023               |
| 11:40 a.m.          | President's Report                                  |
| 11:50 to 12:30 p.m. | Member comments and questions                       |
| 12:30 to 1:00 p.m.  | Election results announced                          |
| 1:00 p.m.           | Membership meeting adjourns                         |

**If you are voting today, please do it right away.**

**Voting closes sharply at noon.**



# High Lonesome Ranch Estates



## 2024 ANNUAL MEETING SIGN-IN SHEET

<b>Location</b>	Schieffelin Hall, Tombstone	<b>Date</b>	March 23, 2024
-----------------	-----------------------------	-------------	----------------

Name—Please Print	Name—Please Print
RANDAK KLING	GOOGLE MEET ONLINE PARTICIPANTS
Joel B Levin	ADDED BY SECRETARY (CP) PRESENT FOR ALL OR PART OF MEETING
CLAIRE PEACHEY	BILL MCFARLAND
Deb McFarland	EDNA (SAM) BARTON
LINDA Maccabe	GEORGE BARTON
DAVIN VUSIC	NANCE CECCARELLI
RWADE BARFIELD	TOMMIE SMITH
Patrick Green	BECKIE HILGART
JO GREEN	
E. Ahearn	
Jim Bury	
Nate & Kristin Libby	

# 2023 budget recap

<b>Taxes</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
AZ Income Tax	\$50.00	\$50.00	\$00.00
Cochise C. Tax	\$35.00	\$20.58	\$14.42
Az Corp. Commission	\$10.00	\$10.00	\$00.00

<b>Services</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
Insurance	\$1,900.00	\$1,974.00	(\$74.00)
Legal Fees	\$16,000.00	\$16,406.43	(\$406.43) *1

<b>Common Areas</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
Road Grading	\$00.00	Moved To Legal Fee Area Of Budget	\$00.00
Road Repairs	\$8,150.00	\$3,965.00	\$4,185.00 *2
Windmill	\$350.00	\$00.00	\$350.00

<b>Administration</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
Website	\$340.00	\$141.87	\$198.13
PO Box	\$75.00	\$82.00	(\$7.00)
Recording Fees	\$150.00	\$00.00	\$150.00
Financial Review	\$125.00	\$125.00	\$00.00
Mailings	\$250.00	\$208.94	\$41.06
Election Costs	\$1,650.00	\$1,646.64	\$3.36 *3

<b>Budget</b>	<b>Spent</b>	<b>Difference</b>
\$29,085.00	\$24,630.46	\$4,454.54

\*1 Legal Fee Budget increased by \$14,000.00, funds moved from road grading budget.

\*2 Road repair budget reduced by \$1,650.00

\*3 Election Cost budget created by moving \$1,650.00 from road repair budget



**Certification of Election Results**

This is to certify the results of the **High Lonesome Ranch Estates Property Owner's Association**

Total number of ballots cast: 92

Total number of "spoiled" ballots: 1

Total number of challenged or questioned ballots: 0

Total number of void ballots: 0

**TOTAL NUMBER OF VALID BALLOTS:** 92

**Board of Directors**

George Barton 40

Stephen Crosby 50

Mary Ann Kenniger 9

Nate Tribby 76

I hereby certify that the above record is the correct tabulation of all votes cast in this election held on March 23, 2024.

LWVGT Representative Name Judy Moll Date 3/23/24

LWVGT Representative Signature Judy Moll

HOA Representative Name CLAIRE PEACHEY Date 3/23/24

HOA Representative Signature Claire Peachey