



**Minutes of the Board Meeting  
held on April 16, 2024  
at 6 :00 p.m. via Google Meet**

1. **Call to Order.** N. Ceccarelli called the meeting to order at 6:02 p.m. and asked for roll call.
2. **Attendees:** Board members N. Ceccarelli, D. McFarland, D. Vlasic, C. Peachey, RW. Barfield, K. Whitmire, Steve Crosby, and Nate Tribby; and former board member G. Barton. Former board members P. McCawley and J. Levin absent (J. Levin has sold his property and resigned). Roll call of other attendees was not taken. The audio was recorded with Google Meet.
3. **Closing business of the 2022 board of directors.**
  - a. After reading corrections to the draft minutes of the March 20 board meeting, and after no further board discussion, there was a **voice vote to approve the minutes of the March 20 board meeting as corrected. All in favor** with none opposed.
  - b. Corrections to the draft minutes of the March 23 Annual Meeting were read. After no further board or community discussion, there was a **voice vote to approve the minutes of the March 23 Annual Meeting as corrected. All in favor** with none opposed.
  - c. C. Peachey reported on the March 2024 election.
    - i. According to Election Buddy, 92 ballots were submitted; 9 of these were paper ballots, the rest were electronic. 175 votes were tallied, which means some people must have voted for only one candidate instead of two. We also received one ballot sent to the HLRPOA PO Box, which was not counted.
    - ii. Election Buddy spoiled one ballot; a property changed hands soon after voting opened, so at our request, Election Buddy issued a new ballot to the new owners of the lot; they spoiled the ballot originally issued to the seller. So it was not a ballot that was voted incorrectly, it was Election Buddy's method of closing out the original ballot.
    - iii. We received a certification letter from Election Buddy. The last sentence in this letter is not correct, as it states that the results were available to election contact Claire Peachey on March 23 at 12:00 pm Arizona Time. However, no one from the Association had access to the Election Buddy account. The only person with access was our Election Buddy staff member, who served as the sole election administrator. A few days before the Annual Meeting, login access was given to the League of Women Voters volunteers so they could serve as vote monitors at the meeting, and it was they who had access to the results after voting closed and announced those results at the meeting. Election Buddy emailed the same results to Secretary C. Peachey on Monday morning (3/25) when our EB representative was back at work.

- iv. We had no formal contract with the League of Women Voters, they acted as volunteers. If we use them in future, the cost will be \$150.
  - v. The Election Buddy costs were approximately \$1850. We had additional costs of approx. \$200 in printing, mailing, and supplies.
  - vi. HLRPOA Election Procedures say we will solicit and consider member input on the election within 90 days of the election, which means by June 21. So we will put out a call for input and place this topic on the agenda for the May or June board meeting.
- d. D. McFarland **moved to accept the Election Buddy certification of the March 2024 election with the correction noted in the secretary's report.** K. Whitmire seconded. No further board comment. S. Barton commented that it went smoothly and it was good to have neutral third parties. **Motion carried** by voice vote of the board, all in favor, none opposed.
- e. The board recognized the service of P. McCawley and G. Barton on the board.
- f. N. Ceccarelli called for a **sine dei motion to close the 2022 board.** C. Peachey **moved,** D. McFarland seconded. **Motion carried** by voice vote, all in favor, none opposed.

#### 4. Opening business of the 2024 board of directors.

- a. Call to order and roll call of new board. All board members were present: K. Whitmire, R.W. Barfield, S. Crosby, N. Tribby, D. Vlastic, D. McFarland, N. Ceccarelli, and C. Peachey.
- b. The board recognized the resignation of board member J. Levin.
- c. N. Ceccarelli **moved that the board move into committee of the whole.** K. Whitmire seconded. All in favor. D. McFarland chaired.
  - i. **Discussion of filling the vacant board** seat preceded discussion of officer selection. Options per Bylaws are to appoint a person or hold a special election. Last time a vacancy occurred so close to an election, the board chose to appoint from the runners-up. There was also interest in a call for nominations to the membership to see if there are other interested candidates.
  - ii. **Officer selection.** All officers were willing to continue serving. N. Tribby nominated RW Barfield as VP. After further discussion, the committee held a voice vote on selecting RW Barfield for the VP position. Motion carried with two nays (DM, KW) and one abstain (NC).
- d. **The board moved out of the committee of the whole into normal order** (D. McFarland moved, RW Barfield seconded, all in favor) to consider the two topics under discussion:
  - i. The board reached consensus to appoint a director at the next regularly scheduled board meeting.
  - ii. RW. Barfield **moved to approve the slate of officers,** N. Tribby seconded. After no further board or community discussion, a voice vote was called. **Motion carried** with two abstaining (DM, NC).
    - 1. President – N. Ceccarelli
    - 2. Vice President – R.W. Barfield
    - 3. Treasurer – D. Vlastic
    - 4. Secretary – C. Peachey

- e. Address old business remaining from the previous board
  - i. Discuss and decide on corrections to missing/reconstructed 2022 minutes. An overview of the project was given for benefit of two new board members. K. Whitmire will send the spreadsheet to the new members.
    - 1. At the 3/20 board meeting, all drafted minutes were adopted into the record except those from 5/16/2022. After requested corrections to those minutes were read and discussed, RW Barfield **moved to accept the first correction to the 5/16/2022 minutes as read**. D. Vlasic seconded. **Motion carried** by voice vote with no opposition heard. The correction reads: "The attorney advised we give maximum amount of time for the recall election so we're moving it out to 7/5."
    - 2. There was not agreement on a second correction related to attorney advice on member action petitions submitted; to be further considered.
    - 3. C. Peachey stated she has corrections but not ready in time for this meeting, and she will provide a recording of the 7/1/22 meeting.
  - ii. Discuss and decide on submitting the amendments and revisions of the bylaws dated 26 January 2022 to the association's legal counsel for review. N. Ceccarelli reported that our counsel is declining to do this review under the current scope of our retainer contract. He can identify someone less expensive for us. Because of the hour, it was suggested to table this discussion.
  - iii. D. McFarland **moved to table the final two agenda items to the next meeting**. RW Barfield seconded. **Motion carried** by voice vote, no opposition.

**5. Board member comments.** K. Whitmire suggested changing to quarterly board meetings.

**6. Next board meeting:** May 16. Board meeting dates for the rest of the year are posted on the website and sent to directors.

**7. Adjourned** at 8:15 p.m. with no opposition.

Submitted by C. Peachey, HLRPOA Secretary

Approved May 16, 2024



**Board Meeting Agenda**  
**Tuesday, April 16, 2024, 6:00 p.m.**  
**via Google Meet**

1. Call to order
2. Roll call
3. Closing business of the 2022 board of directors
  - a. Approve minutes of the March 20 board meeting
  - b. Approve minutes of the March 23 annual meeting
  - c. Report on the March 2024 election and move to accept the certification of the March 2024 election
  - d. Recognize departing board members
  - e. Sine dei of the 2022 board
4. Opening business of the 2024 board of directors
  - a. Call to order and roll call of new board
  - b. Recognize the resignation of a director
  - c. Discuss and act to select officers
  - d. Determine the method and timeline to fill vacant director seat
  - e. Address old business remaining from the previous board
    - i. Discuss and decide on corrections to missing/reconstructed 2022 minutes.
    - ii. Discuss and decide on submitting the amendments and revisions of the bylaws dated 26 January 2022 to the association's legal counsel for review.
    - iii. Discuss and decide on adopting the Association Rule: "Above ground power and telephone lines must be located within the roadway easements only. All other power and telephone lines must be placed underground."
5. Comments from board members
6. Next board meeting date
7. Adjourn