



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

1. **Call to Order.** RW. Barfield called the meeting to order at 6:02 p.m. and asked for roll call.
2. **Attendees:** Board members RW. Barfield, D. Vlastic, C. Peachey, K. Whitmire, D. McFarland, N. Tribby, and G. Barton. Absent: N. Ceccarelli and S. Crosby. Roll call of other attendees was not taken. The audio was recorded with Google Meet.
3. Changes to agenda: none.
4. Approval and adoption of the May 16, 2024, meeting minutes. No changes were requested, except the secretary will add the adjournment time.
5. **Reports.**
 - a. **President's report.** RW. Barfield read N. Ceccarelli's report. She will begin a project to edit and refine the association's governing documents to address inconsistencies among the three, ensure compliance with AZ statues, and allow members and prospective members to clearly understand community standards and expectations. The process will begin with sharing suggested edits with membership and collecting member input. Anyone interested in working on the project please reach out to her directly. Qualifications include persons interested in a cohesive community, new and current trends in community development, and consistent governance.
 - b. **Vice President's report.** The small tank at the windmill has been one-third filled to identify and mark leaks with a view to attempting to repair the leaks. The committee will ask for a replacement tank in next year's budget.
 - c. **Secretary's report.**
 - i. The login credentials for the Architectural Review Request (ARR) formflow system and email account have been transferred to the secretary. Prior VP D. McFarland provided instructions and training on the system.
 - ii. Our annual website fee has increased to \$285, almost double from approx. \$142. Payment will be due in early July. While the website line item in the annual budget is \$340, this amount includes both the website annual fee and the cost of the Google Meet business platform, approx. \$150.
 - iii. Nine people responded to the request for input on the recent election process. The election committee will set a date to meet and discuss this input.

- d. **Treasurer's report.** See attached report. He has reached out to nonpayers and will stay proactive in collecting assessments. He is forming a finance committee; interested members please email treasurer@hlrpoa.com.

6. Member comments.

7. Active agenda.

- a. This motion and accompanying resolution were read: **The Board of Directors, acting on behalf of the High Lonesome Ranch Estates Property Owners' Association, rescinds recognition of the website at www.hlrpoa.org as an official owner website and further recognizes as official only www.hlrpoa.com.** C. Peachey moved, N. Tribby seconded. The motion and various amendments were discussed by the board and community members.
 - i. D. McFarland **moved to refer this resolution to an ad hoc committee for a public meeting and to employ Election Buddy in a survey mode to ascertain community input on the topic.** K. Whitmire seconded. In a roll call vote, **motion failed 3-4-0.** (Yes = GB, KW, DM; No = NT, DV, RWB, CP.)
 - ii. D. McFarland **moved to amend the resolution to delete the first through fourth Whereas paragraphs.** G. Barton seconded. In a roll call vote, **motion failed 3-4-0.** (Yes = GB, KW, DM; No = NT, DV, RWB, CP.)
 - iii. D. McFarland **moved to amend the resolution to delete the fifth Whereas paragraph.** G. Barton seconded. In a roll call vote, **motion failed 3-4-0.** (Yes = GB, KW, DM; No = NT, DV, RWB, CP.)
 - iv. D. McFarland **moved to amend the resolution to delete the sixth Whereas paragraph.** G. Barton seconded. In a voice vote, the **motion failed.**
 - v. D. McFarland **moved to amend the resolution to delete the seventh Whereas paragraph.** G. Barton seconded.
 - 1. D. McFarland **moved to amend the original resolution of January 23, 2022 to state that the board of directors will manage the site in a neutral fashion.** In a voice vote, the **motion failed.**
 - 2. Returning to the motion to delete the seventh Whereas, the **motion failed** in a voice vote.
 - vi. D. McFarland **moved to amend the resolution to delete the trailing "and" in the final Whereas.** G. Barton seconded. In a voice vote, the **motion passed.**
 - vii. D. McFarland **moved to delete and replace the motion and resolution with a new motion and resolution,** which she read. G. Barton seconded. In a voice vote, the **motion failed.**
 - viii. D. McFarland **moved to amend the resolution to delete the incorrectly formatted text following "Be it Resolved" and replace with text that is consistent with the motion.** G. Barton seconded.
 - 1. RW. Barfield **moved to amend the above motion to remove the four parts of the resolution labeled Sections 1 through 4.** D. Vlastic

seconded. In a roll call vote, the **motion carried 4-2-1** (Yes = NT, DV, RWB, CP; No = GB, DM; Abstain = KW.)

- ix. D. McFarland **moved to amend the resolution to remove the administrative recording section at the end.** G. Barton seconded. In a roll call vote, **motion failed 3-4-0.** (Yes = GB, KW, DM; No = NT, DV, RWB, CP.)
- x. **Returning to the original motion,** after further board and community comment, the VP asked for a roll call vote. The **motion carried 4-3-0.** (Yes = NT, DV, RWB, CP; No = GB, KW, DM.)

- b. Discussion of **Document Retention Policy** tabled, lack of time.
- c. At 8:11 p.m., a board member **moved to extend the meeting 10 minutes to discuss the agenda item regarding maintenance expenses.** C. Peachey seconded. **Motion carried** in a voice vote.
- d. RW. Barfield **moved to approve the following three expenses: \$27 for repair of a fallen sign at the ranch entrance; \$30 to change registration of the well to HLRPOA from the LLC that developed the subdivision; and \$30 for materials to attempt temporary repairs of the leaks in the small water tank at the well.** N. Tribby seconded.
 - i. D. McFarland moved to amend the second request to say “The well in Common Area B of Unit I.” G. Barton seconded. C. Peachey offered to correct the information, which was not presented as motion text, but as background information.
 - ii. After further discussion, C. Peachey suggested removing the reimbursement of well registration until more information could be presented.
 - iii. RW. Barfield **amended the motion to request reimbursement of \$27 for repair of a fallen ranch sign and \$30 for materials to attempt temporary repairs of the leaks in the small water tank at the well.** The **motion carried** in a voice vote.

8. Next board meeting: July 18 is the next scheduled meeting.

9. Adjourned at approx. 8:40 p.m. by unanimous consent, after an initial objection and further member comment.

Submitted by C. Peachey, HLRPOA Secretary

Adopted into the record July 18, 2024



Board Meeting Agenda
Thursday, June 20, 2024, 6:00 p.m.
via Google Meet

1. Call to order
2. Roll call
3. Any changes to the agenda
4. Approval and adoption of minutes of the May 16, 2024, meeting
5. Reports
 - a. President's report
 - b. Vice President's report
 - c. Secretary's report
 - d. Treasurer's report
6. Member comments
 - a. Limited to 3 minutes.
 - b. Must directly relate to action items of the Board previously considered and published or on the agenda this evening.
 - c. In addition to this member comment period, if the board takes action to vote on any items during the active agenda, members will have additional opportunity to comment on those items.
7. Active Agenda
 - a. Discussion and vote on a resolution to rescind recognition of the website at www.hlrpoa.org as an official owner website and further recognize and authorize as official only www.hlrpoa.com.
 - b. Discussion and vote on a resolution regarding retention of association records.
 - c. Discussion and vote on approval of expenses related to the repair and maintenance of community assets: windmill/well, water tanks, and sign at entrance of ranch.
8. Comments from board members
9. Next board meeting date
10. Adjourn

20 June 2024

TREASURER REPORT FOR 16-MAY 2024 BOARD MEETING

Checking account activity for 2024

		Starting balance	\$ 10,695.32
		Deposits	\$ 27,901.75
		Withdrawals	\$ 458.07
		End balance	\$ 38,139.00
Checks paid			
1. Az. Dept of revenue	\$50.00	8.	15.
2. NC/ E buddy	\$136.00	9.	16.
3. NC/ E buddy	\$107.17	10.	17.
4. CP/ Az corp comm.	\$10.00	11.	18.
5. DM/ refund #138 O/P	\$90.00	12.	19.
6.		13.	20.
7.		14.	

OUTSTANDING ASSESSMENTS 2023 AND PRIOR

1 member has a total of \$627.69 owed. Includes assessments late fees and interest and is currently in collections.

All other members are paid in full through 2023

As of 05/30/2024 we have collected \$26,219.90 or 81.0 of current 2024 assessments.

98 MEMBERS THAT HAVE PAID IN FULL.... THANK YOU

23 MEMBERS THAT HAVE PAID 1/2 THANK YOU

1 MEMBER THAT HAS PAID A PARTIAL PAYMENT BUT LESS THEN 1/2

13 MEMBERS THAT HAVE NOT PAID ANYTHING

We had 1 member under pay by \$22.00, they have been billed and 1 member over pay by \$1.00 and they have a credit.

I HAVE RE-BILLED ALL MEMBERS WHO HAVE NOT PAYED ANY ASSESSMENTS BY THEIR STATED DUE DATE AND AFTER 45 DAYS OF NON-PAYMENT THEIR ACCOUNTS HAVE BECOME DELINQUENT AND I HAVE ADDED INTEREST TO THEIR ACCOUNTS.

I HAVE BILLED ALL MEMBERS THAT HAD PAID 1/2 ASSESSMENTS FOR THEIR SECOND 1/2 PAYMENT THAT IS COMING DUE.

Resolution June 2024

by the High Lonesome Ranch Property Owners Association (HLRPOA) Board of Directors to repeal and rescind any previous Board of Directors' actions that recognized websites, blogs, or forums as "official owner websites," confirming www.hlrpoa.com site as the High Lonesome Ranch Estates Association website, and further providing for an effective date.

As amended at the 6/20/2024 HLRPOA board meeting.

WHEREAS, the HLR POA Board of Directors previously recognized as "the official" website of members of the association a private, member- managed website; and

WHEREAS, there also exist other social media sites that purport to have official information; and

WHEREAS, the individual members of the HLR POA derive value with multiple forums offering opportunities for sharing interests, expressing opinions, and allowing free commentary; and

WHEREAS, the HLR POA board of directors desires that the members of the association are able to associate freely without perceived preference for individual forums; and

WHEREAS, the HLR POA board of directors does not desire to prevent free association and discourse among individual members; and

WHEREAS, the association, its board of directors, and its members are now advised that all "official" sites require board of director control and direct management of content to avoid the inadvertent appearance of agency or the purposeful misattribution of inaccurate, incorrect, or defamatory information; and

WHEREAS, the HLR POA board of directors does not maintain control or management of the content of any sites other than www.hlrpoa.com; and

WHEREAS, the HLR POA has a board-managed, public website that serves the purpose of communicating and transacting the business of the association, as well as offers certain information about High Lonesome Ranch Estates and the property owners' association;

THEREFORE, BE IT RESOLVED THAT

Motion:

The Board of Directors, acting on behalf of the High Lonesome Ranch Estates Property Owners' Association, rescinds recognition of the website at www.hlrpoa.org as an official owner website and further recognizes and authorizes as official only www.hlrpoa.com.

Motion by: _____

2nd by: _____

Votes in favor: _____

Votes against: _____

Motion passes? Yes or No

Effective date: _____

Secretary signature/confirmation: _____ Date: _____

For June 20, 2024, HLRPOA board meeting. Agenda item information -- Request for approval of the following expenses related to maintenance of community assets:

High winds caused the metal post mounting one of our "private road" signs to twist off at the base. The CAMC will replace the metal post with a wooden post set in concrete with new lag screws used to mount the sign to the post. Approx cost for materials is \$27.

The well in Common Area B (the windmill) is still registered to the LLC that developed the subdivision. Changing registration to the POA is a simple process but there is a \$30 fee that must be paid by credit card if done online (which is the quick and easy method).

The CAMC will recommend next year's budgeting include funds for a replacement of the storage tank at the windmill but in the interim will attempt temporary repairs of the leaks in the existing tank. Approx cost for materials is \$30.