



**Minutes of the Board Meeting
held on August 22, 2024
at 6 :00 p.m. via Google Meet**

1. **Call to Order.** N. Ceccarelli called the meeting to order at 6:01 p.m. and asked for roll call.
2. **Attendees:** Board members N. Ceccarelli, W. Barfield, C. Peachey, K. Whitmire, D. McFarland, N. Tribby, S. Crosby, and G. Barton. Absent: D. Vlastic. Roll call of other attendees was not taken. The audio was recorded with Google Meet.
3. **Approval and adoption** of the July 18, 2024, meeting minutes. No changes were requested. The minutes were approved and adopted.
4. **Reports.**
 - a. **President's report.**
 - i. Thanks to all who provided input to the bylaws revision. The compilation of comments will be sent to all property owners and posted on the website. There will be a second round of revision and comment.
 - ii. We need further information regarding the Corporate Transparency Act and who has to provide beneficial owner information. We will get updated clarification from corporate counsel.
 - iii. Regarding a question about buyers returning acknowledgement forms, we were advised that if we don't have copies of everyone's form, it is not necessarily a problem. Section 11.9 of the CCRs discusses the binding effect of ownership.
 - b. **Vice President's report.**
 - i. Neighbors assisted with some of the roads after recent rains. G. Barton is community POC.
 - ii. If no objections, we plan to contact a property owner to ask about digging a drainage ditch on the property to drain water from the road in one trouble area.
 - iii. S. Crosby report on roads: We are out looking at the roads. Please read and comment on the draft SOP circulated before the meeting. Reach out to him or G. Barton.
 - iv. Board discussion/comments: Some roads not passable by water trucks; please refer back to the road resolution passed in 2022. Need to address emergency repairs and insurance coverage for property owners doing road work.

- c. **Treasurer's report.** Treasurer not present. On his behalf, the secretary reported that the treasurer's report was sent to all board members before the meeting; and please send any budget requests or input to the treasurer by September 10 so a draft budget can be presented at the September meeting.
- d. **Secretary's report.**
 - i. The Corporate Transparency Act filing is due at the end of the year, which will come fast. We need clarification soon. The information required includes personal information such as image of driver's license or passport, which is sensitive.
 - ii. Tabled website reimbursement.

5. Member comments.

6. Active agenda.

- a. Document retention policy. President asked for this to be tabled until submitted comments could be reviewed. G. Barton **moved to table discussion of the document retention policy until further review.** D. McFarland seconded. After board and member comment, the **motion carried** on a roll call vote (unanimous).
- b. D. McFarland **moved to move the Missing 2022 Minutes agenda item to be the next item on the agenda.** G. Barton seconded. After opportunity for board and member comment, the **motion carried** on a voice vote (not unanimous).
- c. Missing 2022 Minutes project. G. Barton reported two sets of draft prepared 2022 minutes need approving, 5/16/2022 and 7/1/2022. Corrections were submitted. Not all corrections have been entered and distributed for review. K. Whitmire will add in date and authorship where needed. G. Barton **moved to approve the 5/16/2022 minutes.** D. McFarland seconded. G. Barton **amended the motion to approve the 5/16/2022 and 7/1/2022 minutes.** D. McFarland seconded. **Motion carried** on roll call vote (YES = GB, KW, DM, NT, NC, CP; NO = SC, WB).
- d. Letter of intent from mining company. S. Crosby provided expertise on this topic. Companies are required to send the letters. We cannot prohibit access but can manage it. If it is not economically favorable for a company to extract minerals, not likely they will pursue it. In his experience, if they take any actions, they will leave things in good condition. Can we stake our own claims/purchase our own mineral rights? In some cases, if claims lapse, you can make claims and pay fees annually. If we hear when/if the company will be on site, we will let POs know. Paperwork says Sept/Oct.
- e. Electronic payment of assessments. Table the topic until next meeting since Treasurer not present, but we can pursue this to provide another option for members to pay.

7. **Board member comments.** S. Crosby – be patient on the roads, we'll get them in shape. G. Barton – what is the bylaws feedback from professionals? Questions the ability of J. Smith.
8. **Next board meeting:** September 19 is the next scheduled meeting.
9. **Adjourned** at 7:50 p.m. D. McFarland moved, N. Ceccarelli seconded, no objections.

Submitted by C. Peachey, HLRPOA Secretary

Adopted with no changes September 19, 2022



High Lonesome Ranch Estates Property Owners Association
P.O. Box 215, Elfrida, Arizona 85610

Board Meeting Agenda
Thursday, August 22, 2024, 6:00 p.m.
via Google Meet

1. Call to order
2. Roll call
3. Approval and adoption of minutes of the July 18 meeting
4. Reports
 - a. President's report
 - i. Updates regarding governing documents project
 - b. Vice President's report
 - i. Report on roads and other common areas
 - c. Treasurer's report
 - i. Report on Finance Committee meeting
 - d. Secretary's report
 - i. Request for vote on website expense reimbursement
5. 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.
6. Active Agenda
 - a. Discussion, consideration, and adoption of Records Retention Policy
 - b. Discussion of letter of intent from mining company
 - c. Discussion, consideration, and adoption of updates to Missing Minutes Project
 - d. Discussion of member request to institute a process by which members may pay assessments electronically
7. Comments from board members
8. Next board meeting date
9. Adjourn

TREASURER REPORT FOR 22 AUGUST 2024 BOARD MEETING

Checking account activity for 2024

			Starting balance	\$ 10,695.32
			Deposits	\$ 31,748.08
			Withdrawals	\$ 548.07
			End balance	\$ 41,895.33
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. CP/ election expense.	\$154.90	13.		20.
7. DM/ refund o/payment.	\$90.00	14.		21.

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 07/31/2024 we have collected \$30,064.92 or 92.0 of current 2024 assessments

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

45 MEMBERS THAT HAVE PAID 1/2 THANK YOU

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

8 MEMBERS THAT HAVE NOT PAID ANYTHING

1 member overpaid by a \$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.