



**Minutes of the Board Meeting
held on February 20, 2025
at 6:00 p.m. via Google Meet**

1. **Call to Order.** VP W. Barfield asked for roll call and called the meeting to order at 6:02 p.m. He chaired the meeting until 6:20 when N. Ceccarelli arrived.
2. **Roll Call.** Board members present: W. Barfield, D. Vlastic, C. Peachey, S. Crosby, and N. Tribby. N. Ceccarelli arrived at 6:20. Audio was recorded with Google Meet.
3. **Approval of minutes of prior board meetings:**
 - a. **Jan. 15, 2025.** No changes were requested, the minutes were adopted as written.
 - b. **Jan. 20, 2025.** No changes were requested, the minutes were adopted as written.
4. **Reports.**
 - a. **Vice President's report.** (W. Barfield)
 - i. He is drafting changes to the architectural review form and procedures for later review and discussion.
 - ii. S. Crosby, Road Committee updates. An ongoing concern regarding the roads is the need to ascertain what liability insurance coverage we have, what we need, and what kind of contract we should have with our road contractor. We are not covered under the contractor's insurance. We need to get in contact with both our insurance provider and our attorney to ask questions on these matters. S. Crosby requests that arrangements are made to get road committee member(s) in direct contact with the insurance agent.
 - iii. K. Jardine is a new member of the road committee.
 - b. **Treasurer's report.** (D. Vlastic)
 - i. See attached report. Update on 2025 payments: 63 members have paid in full, 1 has paid half, total 47% of members have paid so far.
 - c. **Secretary's report.** (C. Peachey)
 - i. Bylaws have been recorded with the county, the cost was \$30.00. They will be sent to POs now.
 - ii. Election updates:
 1. We are doing a self-administered election using Election Buddy (EB), it was the lowest cost. The election has been set up and electronic voting

opens 2/22 and closes 3/22 at noon. EB will send out emails and links to our electronic voters inviting them to vote. Paper ballots created with EB have been mailed using Letterstream to 68 members (lots) who either requested paper or did not respond regarding voting choice. This voting packet includes ballot, instructions, candidate statements, a secret envelope, and an outer mailing envelope pre-addressed to the rented PO box address in Tombstone.

2. Karen Tribby will monitor the election administrator email address that voters can use to ask questions.
3. League of Women Voters cannot help us this year. Joel Levin has agreed to help on election day at the meeting, along with PO volunteers.
4. There are still election-day voting procedures and logistics to get in order.
5. Reminder of the Annual Meeting agenda and the reports to be presented by the president, treasurer, and road committee. Guest speaker from the county has been asked but no response yet.
6. Costs so far: Call for Nominations/Address Verification letter \$70.54, Letterstream. Annual Meeting letter, \$93.00, Letterstream. Election Buddy election \$99.00. Paper ballot voting packet \$151.64, Letterstream. PO Box rental \$60.00. Total \$474.18.
7. Additional costs expected are printing paperwork for election day (high estimate \$50), and manila envelopes and possibly baskets and other supplies, no more than \$25.

5. Member comments.

6. Active agenda.

- a. **Assessment late fee.** Suggestion to reinstate a late fee to encourage people to pay on time. Association spends time and money on multiple attempts to get payments from non/late payers. Suggestions to gather more information, find ways to streamline the process, and develop a motion and set of procedures for the board to review.

7. Comments from board members.

8. Next board meeting: Wednesday, March 19.

9. Adjourned at 7:31 p.m. with no objections.

Submitted by C. Peachey, HLRPOA Secretary.

Approved March 19, 2025.



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

Board Meeting Agenda
Thursday, February 20, 2025, 6:00 p.m.
via Google Meet

1. Call to order
2. Roll call
3. Approval of minutes of January 15 and January 20, 2025, board meetings
4. Reports
 - a. President's report
 - b. Vice President's report
 - i. Road Committee updates
 - c. Treasurer's report
 - d. Secretary's report
 - i. Election updates
5. General member comments
 - a. Limited to 3 minutes
 - b. Must directly relate to action items of the Board previously considered and published or on today's agenda
6. Active Agenda
 - a. Old Business -- None
 - b. New Business
 - i. Discussion and consideration of assessment late fee
7. Comments from Directors
8. Next board meeting date – Wednesday, March 19
9. Adjourn

TREASURER REPORT FOR 20 FEBRUARY 2025 BOARD MEETING

Checking account activity for 2025

		Starting balance		\$ 25,544.68
		Deposits		\$ 00.43
		Withdrawals		\$ 188.34
		End balance		\$ 25,356.77
Checks paid				
1.	CP/ Google Meets	L/F \$173.86	10.	19.
2.	CP/ Mailing	L/F \$ 14.48	11.	20.
3.			12.	21.
4.			13.	22.
5.			14.	23.
6.			15.	24.
7.			16.	25.
8.			17.	26.
9.			18.	27.

OUTSTANDING ASSESSMENTS 2023 AND PRIOR

1 member has a total of \$627.69 owed including fees and interest is in collections.

OUTSTANDING ASSESSMENTS 2024

2 members have a total of \$580.18 owed including fees and interest and are going into collections.

THE TWO MEMBERS THAT HAVE NOT PAID ANYTHING HAVE HAD FINAL DEMAND LETTERS SENT TO THEM BY CERTIFIED MAIL, RETURN RECEIPT. IF NOT PAID IN FULL IN 30 DAYS THEY WILL BE TURNED OVER FOR COLLECTIONS WITH OUR ATTORNEY OF RECORD.

OUTSTANDING ASSESSMENTS 2025

As of 02/15/2025 36 members have paid in full or 26.4% of total. **THANK YOU**