



Minutes of the 2025 Annual Meeting
held on March 22, 2025, 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 10:41 a.m. and the Secretary started the audio recording. 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, 67 electronic and mailed absentee ballots had been submitted, as reported to the Secretary by Vote Monitor Joel Levin.
2. **Financial Report for Fiscal Year 2024:** Treasurer D. Vlasic discussed the attached report and responded to questions.
 - a. We had a surplus of \$11,000 last year, mainly because we did not conduct many road repairs. In addition, we had no legal expenses beyond our yearly retainer fee, and we had lower election expenses.
 - b. Our 2025 budget is higher than our expected income from assessments, mainly due to a higher road budget, so the 2024 surplus will be applied to the 2025 budget. We are not likely to have a significant surplus again, as the road committee is making plans to use the budgeted funds to improve the roads.
 - c. We have been able to keep mailing costs down over the past few years by using our pre-stamped envelopes that were purchased in bulk a few years ago; these will eventually run out. This year we also saved costs on the annual election by administering most aspects of it ourselves instead of having an election vendor as administrator.
 - d. We have been successful in collecting nearly all assessments due. Three lots are in arrears for 2024 and earlier. Everyone else is paid up through 2024. Approximately 17 percent of lots have not yet paid in 2025.
3. **President's report.** President N. Ceccarelli thanked members of the board, committees, and association. Thanks for serving the association and trying to keep costs down. We are all neighbors, and neighbors look out for neighbors. Keep in mind that the board has limitations and cannot address all things that arise in the neighborhood. If you see evidence of neighbors in crisis, contact county resources to get them help. If you see erratic driving or other unusual things that warrant law enforcement, call the Sheriff and report what you have seen. Remind people to drive carefully. There was prior interest in a neighbor's newsletter, perhaps people can volunteer.
4. **Guest Speaker.** Graham Boyd, Senior Vice President, Exploration, Ivanhoe Electric, spoke about his company's mineral exploration in the Gleeson area and answered property owner questions. He is a

geologist. His company is claim staking in Gleeson. Diamondback Mining, who sent letters to some POs, is a subsidiary of his company. They are looking at old mining districts, such as Gleeson and Courtland. They have a new process that requires drilling fewer holes, has a lower impact. They are looking into potential copper porphyry deposits at significant depth in our area, approx 1/2 mile deep. Copper is projected to be in short supply. Their search area encompasses most of the ranch and areas north of Gleeson Road, approximately 250 acres. Some areas of the ranch have federally owned mining rights and some have private. About 2/3 of the POA is federal. They are in the exploration phase. Mineral exploration involves: (1) Mapping and sampling; (2) Geophysical survey; and (3) Drilling. The industry average for a concept becoming a mine is less than 1 in 1,000. The time between discovery of a deposit and developing a mine is 15 years. He will provide a more detailed map of where the claim stakes are on the POA. He wants to work with owners to develop plans. They will be doing more staking and more letters will be coming out. No action is required when you receive a letter. If any mining activity takes place, the company is required to have a reclamation plan, it is part of the permit. Is there a timeline for geologists coming out? No, not yet. They would like to have deals in place before deploying people and equipment. He is hoping later this year. They will work with owners and he is happy to answer any questions from property owners. His contact is graham.b@ivanhoeelectric.com.

5. **Close of Voting:** At 11:45, the president announced that voting will close at noon.
6. **Road Committee report.** S. Crosby, head of the Road Committee, presented the 2025-2027 work plan for the roads: maintenance, repairs, and improvement projects.
 - a. The road committee is having monthly meetings and welcomes participation.
 - b. In 2025, we would like to focus on condition-based maintenance. We budgeted for a full grading (\$17K) and a partial grading (\$8.5K). There are approximately 22 miles of roads, so the cost works out at \$773 per mile of road. A partial grading will be 10-12 miles of road based on need/condition.
 - c. We may be able to contract to drag the roads, which could be less expensive. Need to be wise about what repairs are done and when. Want to do repairs at the same time equipment is brought out for regular maintenance.
 - d. The area around Last Trail is a challenge. An estimated cost for a solution is \$111,000. Can we find partnership options to help achieve this?
 - e. The cost to maintain the roads is increasing and will continue to increase. At least 2% inflation is assumed.
 - f. Speed and braking are contributors to damage on roads. Please slow down and especially be aware of people and animals on the ranch roads.
 - g. The 2025 road budget is \$32,000: Grading \$25,500, Repairs \$6,500.
 - h. Can we find a grant to help with road maintenance? We have looked into it a little.
7. **Member Discussion.** Most questions were directed toward the guest speaker. After questions and discussion ended, the meeting remained open but was quiet until ballot counting was completed.

8. Election Results. Electronic votes were cast using Election Buddy and paper ballots were cast by mail. No votes were cast in person at the meeting. Election volunteers tallied the paper ballots and added the total to the electronic votes that J. Levin accessed from Election Buddy. J. Levin announced the results.

- a. 67 ballots were cast (52 electronic, 15 paper).
- b. Vote results:
 - i. Robert Wade Barfield 65
 - ii. Randy Kling 64
 - iii. Claire Peachey 65
- c. It was an uncontested election and all three candidates were elected to the board.

9. Closing comments. The next board meeting will be as scheduled in April.

10. Adjourned at approx. 12:45 p.m. S. Crosby moved to adjourn, J. Knox seconded, none were opposed.

Submitted by C. Peachey, HLRPOA Secretary

Approved at the April 17, 2025, Board Meeting



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

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Website: www.hlrpoa.com

Board of Directors e-mail: admin@hlrpoa.com



HLRPOA Annual Membership Meeting and Election

March 22, 2025

Schieffelin Hall, 402 E. Fremont Street, Tombstone, AZ

AGENDA

- | | |
|------------|---|
| 10:30 a.m. | Membership Meeting opens, roll call |
| 10:30 a.m. | In-person voting opens. All voting closes at noon. |
| 10:45 a.m. | Financial Report for Fiscal Year 2024 |
| 11:00 a.m. | President's Report |
| 11:10 a.m. | Guest Speaker Graham Boyd, Senior Vice President, Exploration, Ivanhoe Electric: "Introducing Ivanhoe Electric, a U.S. Company in the Early Stages of Conducting Mineral Exploration in the Gleeson Area." Mr. Boyd will provide information and answer questions on the claim staking and mineral exploration process and discuss potential opportunities to work with the HLRPOA. |
| 12:00 p.m. | Announcement of Close of Voting |
| 12:00 p.m. | Road Committee Report |
| 12:15 p.m. | Member Discussion |
| 12:45 p.m. | Election Results announced |
| 1:00 p.m. | Membership Meeting adjourns |



High Lonesome Ranch Estates Property Owners Association



2025 ANNUAL MEETING SIGN-IN SHEET

Location	Schieffelin Hall, Tombstone	Date	March 22, 2025
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Name—Please Print—One Name Per Block	Name—Please Print—One Name Per Block
CLAIRE PEACHEY	Attendees via Google sheet,
KAREN TRIBBY	added by Secretary C Peachey:
DAVID VLASIC	Keith Stanford
ROBERT WADE BARFIELD	Nance Ceccardi
RANDALL KLING	Kevin Webb + Sam Webb
DOUG NOVAK	Steve Crosby
JAMIE MOORE	Tommie Smith
PERRY YOUNG	Beckie Hilgart
TIM YOUNG	M. Shelburne
EILEEN A	And 4 phone numbers.
TIM BONTRAGER	
JOEL BLERIN	
NATE DUFF	
JEFF KNOX	

2024 BUDGET RECAP

TAXES	BUDGET	ACTUAL	DIFFERENCE
AZ INCOME TAX	\$ 50.00	\$ 50.00	\$ 00.00
COCHISE COUNTY PT	\$ 35.00	\$ 20.70	(\$ 14.30)
ARIZONA CORP FEE	\$ 10.00	\$ 10.00	\$ 00.00

SERVICE			
INSURANCE	\$ 2,000.00	\$ 2,064.00	\$ 64.00
LEGAL	\$ 2,000.00	\$ 600.00	(\$ 1,400.00)

COMMON AREA			
ROAD GRADING	\$ 17,000.00	\$ 14,350.00	(\$ 2,650.00)
ROAD REPAIR	\$ 6,800.00	\$ 1,347.70	(\$ 5,452.30)
WINDMILL	\$ 300.00	\$ 30.00	(\$ 270.00)

ADMINISTRATION			
WEBSITE	\$ 340.00	\$ 668.60	\$ 328.60#1
PO BOX	\$ 82.00	\$ 84.00	\$ 2.00
RECORDING FEES	\$ 125.00	\$ 30.00	(\$ 95.00)
FINANCIAL REVIEW	\$ 125.00	\$ 125.00	\$ 00.00
MAILINGS	\$ 250.00	\$ 177.06	(\$ 72.94)
ELECTION COSTS	\$ 2,500.00	\$ 872.25	(\$ 1627.75) #2

BUDGET	SPENT	DIFFERENCE
\$ 31,642.00	\$ 20,429.31	(\$ 11,212.69)

#1 \$ 152.76 FROM FISCAL 2023

#2 \$ 398.07 FROM FISCAL 2023



HLR Road Committee

2025-2027 Budget Proposal

Topics for Discussion

- Routine Maintenance
- Road Repair
- Improvement Projects



Routine Maintenance

Recommendation

- 1 full Grading per year
- 1/2 Grading per year (capped at 11 miles)
- Emergency Allocation

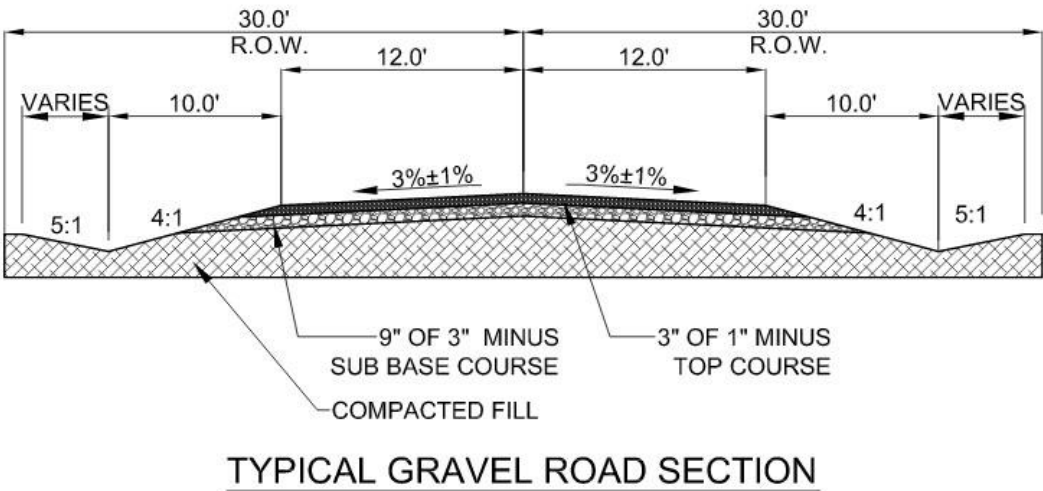
Road Maintenance		2025	2026	2027
Regular Maintenance (Full Grading)		\$17,000	\$17,340	\$17,687
Regular Maintenance (1/2 Grading)		\$8,500	\$8,670	\$8,843
Emergency Repairs		\$6,500	\$6,630	\$6,763
Total		\$32,000	\$32,640	\$33,293



Road Repairs

Road Repairs

- Place new aggregate base on the driving surface
- Focus on the areas that have the most traffic (Legend Trail, High Lonesome)
- Areas that have severe road corrugation



Road Repairs (Discretionary)	Linear Feet		2025	2026	2027
High Lonesome Road	5600	\$2.5/foot	\$4,662	\$4,709	\$4,756
Legend Trail	4200	\$2.5/foot	\$3,497	\$3,497	\$3,497
Legend Trl 2	3000	\$2.5/foot	\$2,498	\$2,498	\$2,498
	12800		\$12,682	\$12,730	\$12,778

Road improvements

Last Trail Wash

- Clean and regrade wash
- Build 2 ea. gabions on downstream side of wash
- Excavate Sand accumulated in road
- Fill and compact road areas with coarse material
- Compacted aggregate base driving surface

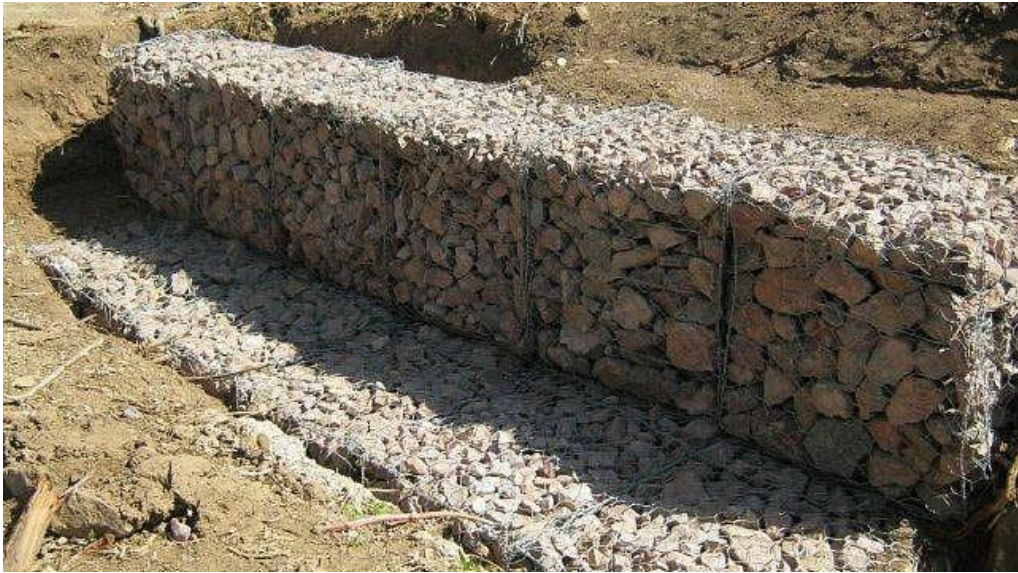
Area 1 Last Trail		Sq Yds	Cu yds		\$/hr	Hrs	Total
Green		1238	4952	Cut	140	10	\$ 1,400
Yellow		715	2860	Cut	140	5	\$ 700
Yellow		715	4290	Fill	140	10	\$ 1,400
Yellow		715	2860	Compact	120	32	\$ 3,840
Yellow		715	2860	Water Trck	120	32	\$ 3,840
Cyan	Gabion	19.8	99		115	42	\$ 4,830
						Material @\$18/yard	\$ 77,220
						Sub Total	\$ 93,230
						Contingency @ 20%	\$ 111,876



Road Improvements

- 15 Gabions installed downstream of washes on High Lonesome and Legend Trail

Road Improvement (Discretionary)		2025	2026	2027
15 Gabions @\$900/piece	5 per year	\$ 4,750	\$ 4,750	\$ 4,750
	Total	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00



Assumptions

- Roads are moist when grading occurs
- No water truck
- Budget money is available
- Rains are minimal over the 3-year period
- Possible contractor to drag roads
- 2% Inflation

