



**Minutes of the Board Meeting
held on April 17, 2025
at 6:00 p.m. via Google Meet**

1. **Call to order and roll call.** President N. Ceccarelli called the meeting to order at 6:01 p.m. and asked for roll call. Board members present: N. Ceccarelli, W. Barfield, D. Vlastic, C. Peachey, N. Tribby, and R. Kling. Absent: S. Crosby. Audio was recorded with Google Meet.
2. **Closing business of the 2024-2025 Board**
 - a. Approval of minutes of the March 19 board meeting. No changes were requested, the minutes were approved as written.
 - b. Approval of minutes of the March 22 Annual Membership Meeting. No changes were requested by the board or community, the minutes were approved as written.
 - c. Report on the March 22, 2025, election (C. Peachey). As documented in the Annual Meeting minutes, 67 ballots were cast (52 electronic, 15 paper), and the three candidates were elected to the three open board positions: Robert Wade Barfield, Randy Kling, and Claire Peachey. Final election and annual meeting expenses totaled \$513.37, including a final reimbursement to be requested by the secretary for \$39.19 for printing and supplies. The Election Committee will call a meeting soon to plan the call for election feedback and to draft the committee charter.
 - d. Treasurer's report (D. Vlastic). See attached report. 93 percent of members have paid on time for 2025.
 - e. Common Area Committee report (W. Barfield). The committee is focusing on condition-based maintenance of the roads. Committee members are each taking responsibility for a segment of the roads to evaluate and prioritize maintenance needs.
3. **Adjournment *Sine Dei* Term 2024-2025**
4. **Call to order and roll call of the 2025-2026 Board**
 - a. **Welcome to new members of the Board; welcome to returning members.**
 - b. **Selection of officers for the 2025-2026 term**
 - i. Discussion: C. Peachey was willing to continue as secretary. D. Vlastic asked to step down as treasurer. Board members nominated R. Kling, who accepted. N. Ceccarelli noted there might be concerns having two officers in one household, but she and the board had confidence in and supported the two people in those

positions. N. Ceccarelli and W. Barfield were willing to continue in their positions.

- ii. The following 2025-2026 slate of officers was presented for approval:
 - 1. President: Nance Ceccarelli
 - 2. Vice President: Wade Barfield
 - 3. Treasurer: Randy Kling
 - 4. Secretary: Claire Peachey
- iii. On a voice vote, the presented slate was approved, all in favor, none opposed.

5. General member comments

6. Active agenda

a. Old Business

i. Update on meetings with legal and insurance representatives.

- 1. Attorney J. Smith will review our questions and documents to provide an opinion; cost will be up to approx. \$1000. Need to decide if and how much we want to spend. We can narrow down our questions; a main concern is how to ensure coverage for volunteers the board authorizes to work on the roads. We can develop procedures outlining how the board will authorize such work and this may help get a clear answer.
- 2. The insurance agent has not responded. We can try going to the underwriter to get answers regarding our policy's coverage. We have begun research into finding a new provider.

- ii. **Consideration and decision regarding ranch entry signage.** N. Ceccarelli reported that according to J. Smith, the Private Roads signage we have now is sufficient and the additional language proposed will not add to our liability protection; and we could add a citation of the relevant HLRPOA CCR article (similar to ordinances cited on public signs) if we wanted. The action to be taken is to check that we have Private Roads signage at each ranch entrance. No other action required at this time.

b. New Business

- i. **Consideration and decision regarding an updated online form (ARR).** After reviewing the form on screen, one change was suggested. The board voted to accept the form as presented, with one change to add "Driveway" to the "Features" section of the form. N. Tribby moved, R. Kling seconded. On a voice vote, the motion carried, all in favor, no objections.
- ii. **Consideration and decision regarding approval of ARRs.**
 - 1. Discussion. A majority of the board agrees with full board approval of ARRs after screening by a committee. Differences of opinion regarding

role, size, and makeup of committee. Role: screen only for completeness, or screen and make recommendation to the board regarding approval or nonapproval. Size: 3 persons or as many as want to join. Makeup: board members only or include community members (suggestion to continue as board members for now and consider expanding the composition later, after these new updates).

2. Action. The committee will rewrite the draft ARC charter, to continue the discussion at the next meeting.

- iii. **Consideration and decision regarding the Architectural Review Committee charter** – TABLED until next meeting.

- iv. **Consideration and decision regarding the Common Area Committee charter** – TABLED until next meeting.

7. Comments from Directors. N. Ceccarelli – the next meeting can focus on committees, each to have its draft charter ready: Election, Common Area, Architectural Review, and Finance.

8. Next board meeting: Wednesday, May 21.

9. Adjourned at 8:13 p.m. with no objections.

Submitted by C. Peachey, HLRPOA Secretary.

Approved May 21, 2025.



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

Board Meeting Agenda
Thursday, April 17, 2025, 6:00 p.m.
via Google Meet

1. Call to order and roll call
2. Closing business of the 2024-2025 Board
 - a. Approval of minutes of the March 19 board meeting
 - b. Approval of minutes of the March 22 Annual Membership Meeting
 - c. Report on the March 22, 2025, election
 - d. Treasurer's report
3. Adjournment *Sine Dei* Term 2024-2025
4. Call to order and roll call
 - a. Welcome to new members of the Board; welcome to returning members
 - b. Selection of officers for the 2025-2026 term
5. General member comments
 - a. Limited to 3 minutes
 - b. Must directly relate to action items of the Board published, considered, or on today's agenda
6. Active agenda
 - a. Old Business
 - i. Update on meetings with legal and insurance representatives
 - ii. Consideration and decision regarding ranch entry signage:
 1. Budget
 2. Content of signage
 - b. New Business
 - i. Consideration and decision regarding an updated online form (ARR)
 - ii. Consideration and decision regarding approval of ARRs
 1. Discuss definition and purpose of Architectural Review Committee
 2. Full Board
 3. Subset of the Board
 - iii. Consideration and decision regarding the Architectural Review Committee charter
 - iv. Consideration and decision regarding the Common Area Committee charter
7. Comments from Directors
8. Next board meeting date – Wednesday, May 21
9. Adjourn

TREASURER REPORT FOR 17 APRIL 2025 BOARD MEETING

Checking account activity for 2025

			Starting balance	\$ 25,544.68
			Deposits	\$ 29,592.51
			Withdrawals	\$ 811.10
			End balance	\$ 54,326.09
Checks paid				
1. CP/ Google Meets	L/F	\$173.86	10.	19.
2. CP/ Mailing	L/F	\$ 14.48	11.	20.
3. DV/ Printing	L/F	\$108.60	12.	21.
4. CP/ Election	L/F	\$ 70.54	13.	22.
5. KT/ Election	L/F	\$ 60.00	14.	23.
6. CP/ Mailing		\$ 9.98	15.	24.
7. WB/ Recording	L/F	\$ 30.00	16.	25.
8. CP/ Election	L/F	\$151.64	17.	26.
9. CP/ Election	L/F	\$ 99.00	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 03/30/25 WE HAVE 118 MEMBERS THAT HAVE PAID IN FULL AND 8 MEMBERS WHO HAVE PAID 1/2 ASSESSMENTS OR 93% HAVE PAID ON TIME. **THANK YOU**

AS OF 03/30/25 WE HAVE 10 MEMBERS THAT ARE OR MAY BE LATE OR 7%