



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

**Minutes of the Board Meeting
held on Wednesday, November 19, 2025
at 6:00 p.m. via Google Meet**

1. **Call to Order.** President N. Ceccarelli called the meeting to order at 6:00 p.m.
2. **Roll Call.** All board members were present: N. Ceccarelli, W. Barfield, R. Kling, C. Peachey, D. Vlasic, N. Tribby, and S. Crosby. Audio was recorded with Google Meet.
3. **Approval of minutes of the October 15 board meeting.** No changes were requested, the minutes were approved as written.

4. Officer Reports

- a. **President's report.** (N. Ceccarelli)
 - i. She has an appointment with the insurance rep Tues. 11/25 to review policies.
 - ii. Guest Graham Boyd will present information about the copper exploration and mining work they are doing and planning, building on the presentation given at the last Annual Meeting. An opportunity for all to ask questions.
- b. **Vice President's report.** (W. Barfield) See Common Area Committee.
- c. **Treasurer's report.** (R. Kling)
 - i. See attached financial report. In October, we paid bills for insurance, legal, and the new tank at the windmill.
 - ii. On Nov. 5, Vantage West Credit Union announced it is dropping Autobooks. Therefore, we had to cancel our imminent plans to migrate to that program for processing the 2026 assessment invoices. We will stay with Wave for now.
 - iii. 2026 assessment invoices will be mailed on or about December 1. Packets will include a statement of recent account activity, as required by statute, and an information sheet on payment methods.
- d. **Secretary's report.** (C. Peachey)
 - i. We received a refund of \$185.41 from Turbify for downgrading our website/ email plan, reducing the cost to \$190.75 for the period 7/2025 to 7/2026.
 - ii. Emailed the POA's AZ Farm Bureau membership number to all property owners so they may take advantage of benefits of membership. Waiting for a callback from Farm Bureau regarding the best way for members to access the benefits individually.

5. Committee Reports

a. Common Area Committee (W. Barfield)

- i. The committee submitted invoices for recent work, including \$541.13 for repairs on Old Adobe. The replacement of the water storage tank at the windmill cost \$2,353.40.
- ii. A map was shown outlining eight proposed project areas for road/common area work, most involving erosion control using materials like railroad ties, chain link, and T-posts. These projects need to be prioritized.
- iii. Next meeting is two weeks from now.

b. Architectural Review Committee (W. Barfield)

- i. No new or pending architectural review requests.
- ii. The ARR form flow was updated so that new ARRs are first sent to the committee members to review for completion, then sent to all board members for review and acknowledgement only. The approval decision will take place at a subsequent board meeting. We will test the new form flow system first to ensure no glitches.
- iii. A hard copy version of the ARR form will be produced, so property owners will have the option to submit on paper or via the online form.

c. Finance Committee (R. Kling).

- i. The committee met Nov. 9 and discussed:
 1. Autobooks alternative, since that program is being canceled.
 2. Member concerns regarding leftover budget funds.
 3. The Smith Wamsley Friday Fragment discussing a board's obligation to provide solid financial footing for an HOA.
- ii. The committee developed a budgeting plan that allows for worst-case planning while using any surplus from a past year as a credit against the next year's assessment. To be submitted for next board meeting.
- iii. Next meeting to be scheduled for Nov. 30 to review assessment packets before mailing out.

d. Election Committee (C. Peachey).

- i. Met Nov. 12 to begin preparations for the 2026 Annual Meeting and Election. Discussed timelines, meeting date, venue, open board seats, and whether or not we need a nominating committee. Revised the call for nominations letter. See the main agenda.
- ii. Next meeting will review and update the Election Procedures, review election vendor options, and develop a draft agenda, all for board approval at the December board meeting.

6. General member comments

7. Active agenda

- a. **Presentation by Graham Boyd, Senior VP for Exploration, Ivanhoe Electric**
 - i. The company is looking for copper deposits to mine. HLR sits on a potential deep deposit. Mr. Boyd presented a summary of the drilling activity Ivanhoe Electric is conducting now in north Gleeson, and the planned activities on HLRPOA properties. His presentation included proposals to work with the association and property owners to conduct exploration and mining, including by requesting a change to the HLRPOA CCRs and setting up agreements with property owners. He answered many questions. His presentation is available to any property owner from him or from the HLRPOA secretary upon request.
 - ii. The board discussed the probable need to authorize funds to engage counsel to advise on the Ivanhoe proposals to be offered, and get referrals if necessary. N. Ceccarelli will send documents to our counsel and ask for an estimate.
 - iii. The board will need to send relevant documents to all property owners. It may be best to form a committee of residents to review things.
 - iv. The board discussed holding another board meeting before the December board meeting. To be determined.
- b. **2026 Annual Meeting and Election**
 - i. The board agreed on the date of February 28, 2026.
 - ii. The board reviewed the draft letter asking members for voting preferences and the Call for Nominations. No objections. It will be mailed out by Letterstream at a cost of approximately \$100.
 - iii. The board agreed on the American Legion hall in Tombstone as the venue.
 - iv. The Annual Meeting announcement will be sent out by mid January, so we need to finalize the meeting agenda, please send suggestions.
- c. Call for business items for next meeting: Finalize annual meeting agenda; prioritize common area work projects; discuss engagement of the attorney; discuss forming a committee for the mining topics.

8. Comments from board members. It may be useful to get a phone number and a non-PO-box mailing address for the association. (R. Kling)

9. Next board meeting: Wednesday, December 17.

10. Adjourned at 8:23 p.m. without objection.

Submitted by C. Peachey, HLRPOA Secretary.

Approved December 17, 2025.



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Board Meeting Agenda
Wednesday, November 19, 2025, 6:00 p.m.
via Google Meet

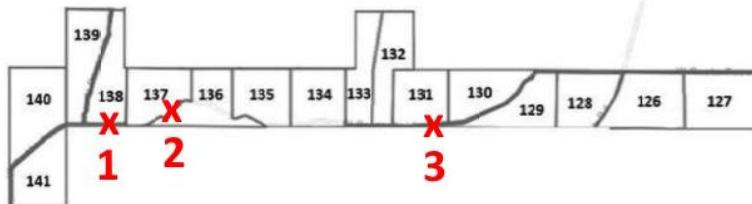
1. Call to order
2. Roll call
3. Approval of minutes of the October 15 board meeting
4. Officer Reports
 - a. President's report
 - b. Vice President's report
 - c. Treasurer's report
 - d. Secretary's report
5. Committee Reports
 - a. Common Area Committee
 - b. Architectural Review Committee
 - c. Finance Committee
 - d. Election Committee
6. 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
7. Active Agenda
 - a. Presentation by Graham Boyd, Ivanhoe Electric
 - b. 2026 Annual Meeting and Election preparations
 - c. Call for business items for next meeting
8. Comments from Directors
9. Next board meeting date – Wednesday, December 17
10. Adjourn

HLR POA Treasurer's Report for October 2025

Bank Money		<u>Checking on 1 Nov</u>	<u>Savings on 1 Nov</u>	<u>Total on 1 Nov</u>
		\$36,461.54	\$21,110.83	\$57,572.37
Money In		<u>Invoiced</u>	<u>Income in October</u>	<u>Income before 1 Nov</u>
	TOTAL	\$36,085.83	\$3.34	\$35,071.15
2025 Assessment		\$35,632.00		\$34,846.00
Bank Interest		\$0.00	\$3.34	\$34.13
Disclosure Fees		\$150.00		\$150.00
Recording Fees		\$60.00		(\$60.00)
Postage Fees		\$75.19		\$21.18
Debt Interest		\$168.64		(\$19.84)
				(\$148.80)
Money Out		<u>Budget</u>	<u>Spent in October</u>	<u>Spent Jan - Oct</u>
	TOTAL	\$43,934.16	\$4,426.93	\$23,504.44
Taxes		\$95.00		\$80.52
AZ Income Tax		\$50.00		\$50.00
Cochise County Property Taxes		\$35.00		\$20.52
Arizona Corporation Commission Fee		\$10.00		\$10.00
Services		\$4,200.00	\$2,428.00	\$2,487.00
Insurance		\$2,200.00	\$1,828.00	\$1,887.00
Legal		\$2,000.00	\$600.00	\$600.00
Common Areas		\$35,600.00	\$1,998.93	\$19,430.09
Road Grading		\$25,500.00		\$16,970.00
Road Repair		\$6,500.00	\$7.44	\$468.60
Windmill		\$3,300.00	\$1,991.49	\$1,991.49
Maintenance		\$300.00		\$300.00
Administrative		\$4,039.16		\$1,506.83
Annual Meeting and Election		\$2,500.00		\$504.37
Website		\$376.16		\$376.16
Mailings		\$350.00		\$231.20
Google Business Suite		\$200.00		\$92.10
Financial Review		\$125.00		\$125.00
Post Office Box		\$88.00		\$88.00
County Recorder Fees		\$270.00		\$90.00
Office Supplies		\$50.00		\$50.00
Accounting Systems		\$80.00		\$80.00
Payments Issued		<u>Check Number</u>	<u>Check Date</u>	<u>Check Amount</u>
Road Repair		#1154	01-Oct-25	\$7.44
Insurance		#1155	03-Oct-25	\$980.00
Legal		#1156	04-Oct-25	\$600.00
Insurance		#1157	10-Oct-25	\$848.00
Windmill		#1158	16-Oct-25	\$1,991.49

Common Area Committee Survey

October 2025



1 - erosion of south side of roadway caused by drainage from stock tank on Lot 138. Use chainlink and T-Posts to anchor existing stones in roadway.

2 - rutting of roadway due to water rushing down steep, straight incline. At next grading, pull material from south side of road, create diagonal swales at intervals to direct runoff to sides of road, create turnouts on north side of road as needed.

3 - drainage ditch is undercutting bank south of road resulting in collapse that forces water north, causing erosion of the roadway. Move drainage ditch north, closer to and parallel with roadway; possibly fill all or portions of ditch with stone to slow water to reduce erosion.

4 - flood water was wider than existing wash, causing flow to find its way around previous work causing backcut across roadway. Extend existing retention with additional chainlink and T-posts, backfill with additional stone; possibly create spillway with additional stone or metal roofing panels.

5 - water running downslope on road from north and south converging near existing culvert is eroding the bank and is beginning to backcut across the roadway. Replace eroded material and at next grading create turnout north of the culvert to divert water into wash.

6 - 8 - drainage from west is causing cuts across roadway. Install railroad sleepers on east side of road to retain material and prevent cutting, widen inputs on west side of road to slow flow; possibly create spillway with metal roofing panels.

