



Minutes of the Board Meeting
held on Wednesday, February 18, 2026
at 6:00 p.m. via Google Meet

1. **Call to Order.** Vice President W. Barfield called the meeting to order at 6:05 p.m. after confirming a quorum.
2. **Roll Call.** Board members present: N. Ceccarelli (joined at 6:06 p.m.), W. Barfield, R. Kling, C. Peachey, N. Tribby, and D. Vlastic. Absent: S. Crosby. Audio was recorded with Google Meet.
3. **Approval of minutes of the January 21 board meeting.** No changes were requested, the minutes were approved as written.
4. **Officer Reports**
 - a. **President's report** (N. Ceccarelli)
 - i. The mining survey sent to the membership showed that a majority of respondents do not want to change the CCRs to allow exploration/mining. We also continue to receive correspondence from members who want to see enforcement of the CCRs. The board needs to review and update the CCR enforcement policy.
 - ii. We have received inquiries regarding signs posted on the ranch roads. This is a private association and the roads are private, for members and their guests. The signs are directed at nonmembers and uninvited guests.
 - iii. People are driving at high speed on the ranch roads. Members, please drive carefully and remind all guests, including delivery drivers, to drive carefully.
 - iv. Remember to vote, and come to the Annual Membership Meeting on Saturday, Feb. 28, to meet neighbors and discuss ranch interests.
 - b. **Vice President's report** (W. Barfield)
 - i. Suggests sending a letter to Diamondback to inform them that our mining survey reveals that most members do not want to change the CCRs in this context.
 - ii. Directors please review the CCR enforcement policy document and send suggestions for changes so we can begin the process of updating it.
 - c. **Treasurer's report** (R. Kling)
 - i. See attached financial report for January. Based on feedback, the format has been changed to include more items, including debt status and assessment schedule and payment status.
 - ii. Tax paperwork will be prepared and reviewed for signature in March.

- iii. The 2027 budget cycle may start as early as June.
- iv. The 2025 Annual Financial Report will be prepared for the Annual Membership Meeting but will be considered interim until the internal and external reviews are completed. Documents will be sent soon to the external reviewer, CJN Bookkeeping.

d. Secretary's report (C. Peachey)

- i. Submitted a reimbursement request for sending the Annual Meeting election ballot packets by Letterstream, \$205.59.
- ii. We began but haven't completed a followup response to member inquiries about the mining survey results.

5. Committee Reports

a. Common Area Committee (W. Barfield)

- i. The windmill is operating normally.
- ii. A group is meeting 2/19 just east of Pecos Lane to look at roadway erosion and plan next steps.
- iii. There are locks on a gate near the west end of Riata Pass, we will notify adjacent property owners and state land department requesting removal of any locks. Common area continues beyond this gate.
- iv. The next committee meeting, tentatively scheduled for March 4, will draft a scope of work for bids for brush removal on ranch roads. One contractor quoted \$4k/day, too high, so we will solicit bids from private individuals.
- v. Other projects to be considered include an area of major road erosion near Lot 132, and replacement of a wire gate across Riata pass near the west end.

b. Architectural Review Committee (W. Barfield)

- i. Consideration and decision on Lot 42 ARR. W. Barfield **moved to send an approval letter for Lot 42 construction with the condition that the board has not approved the exterior color and requests a paint sample for approval.** N. Ceccarelli seconded. After board discussion and opportunity for member comment, the board **approved the motion by consensus.** The features of the ARR/construction were recapped at the meeting, noting that only the final color of the residence was not submitted in the ARR. The CCRs state that paint colors are to be earth tones and blend with the topography and native growth. The board agreed to send approval by mail and email.
- ii. We still need to finalize and streamline details of the new ARR review and approval forms and procedures.

c. Finance Committee (R. Kling)

- i. T. Bontrager has joined the committee.
- ii. Next meeting is Sunday, Feb. 22, to discuss current projects, budget amendment, preparations for the March 18 board meeting, and setting reimbursement rates for printing.
- iii. Future meetings will be held on the Sundays immediately following board meetings.

- d. **Election Committee** (C. Peachey). No report, we will meet one more time before the Annual Meeting.

6. **General member comments.** None.

7. **Active agenda**

- a. Annual Meeting and Election updates.
 - i. Voting opened January 28, Election Buddy emailed electronic ballots to those who requested them, and we mailed paper ballot packets January 26 by Letterstream. People who receive paper ballots also have the option to vote online using a unique QR code or browser code supplied by Election Buddy. Election Buddy sends email reminders to electronic ballot recipients and we send email reminders to paper ballot recipients.
 - ii. The Election Committee did a walkthrough of the meeting site. There will be a food area and a voting area.
 - iii. N. Ceccarelli relayed that G. Boyd stated he will attend remotely and will send materials to share in advance of the meeting.
 - iv. The board will meet within 10 days after the election to transition to the new board.
- b. Budget amendment to account for mining-related expenses. This item was tabled for further review by the Finance Committee. There is concern about if or how to create a separate category in our budget. The purpose of tracking these expenses is to allow us to seek reimbursement from Diamondback, should it become possible or necessary, for costs incurred in pursuit of due diligence.
- c. The board agreed to meet on March 4 at 6 p.m. to certify election results, transition to the new board, and select officers.

8. **Comments from board members.** R. Kling noted there is usually review of committees after an election; we can do this in an upcoming meeting. N. Ceccarelli noted she and the VP have been trying to meet with J. Smith about board transition topics.

9. **Next board meetings:** Wednesday, March 4, at 6 pm and Wednesday, March 18, at 6 pm.

10. **Adjourned** at 7:14 p.m. without objection.

Submitted by C. Peachey, HLRPOA Secretary.

Approved March 4, 2026.



Board Meeting Agenda
Wednesday, February 18, 2026, 6:00 p.m.
via Google Meet

1. Call to order
2. Roll call
3. Approval of minutes of the January 21 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
 - i. Consideration and decision on an ARR
 - 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. Update on Annual Meeting and Election preparations
 - b. Consideration and decision to amend the 2026 budget by adding the category "Mining" and subsidiary budget lines
 - c. Call for business items for next meeting
8. Comments from Directors
9. Next scheduled board meeting date – Wednesday, March 18, 2026
10. Adjourn

HLR POA Treasurer's Report for January 2026

Bank Money	<u>Checking on 1 Feb</u>	<u>Reserves on 1 Feb</u>	<u>Flex Fund on 1 Feb</u>	<u>Total on 1 Feb</u>
	\$48,509.36	\$21,113.81	\$16,516.19	\$86,139.36
	- Unspent Budget:	\$42,514.97		
	= Operating Fund:	\$5,994.39		

Money In	TOTAL	<u>Invoiced</u>	<u>Income in January</u>	<u>Income thru January</u>	<u>Balance</u>
		\$105,352.23	\$15,237.65	\$99,030.74	(\$6,321.49)
2000-2023 Debts		\$573.81	\$0.00	\$0.00	(\$573.81)
2024 Assessment		\$32,368.00	\$0.00	\$31,892.00	(\$476.00)
2025 Assessment		\$35,632.00	\$0.00	\$35,108.00	(\$524.00)
2026 Assessment		\$33,274.00	\$14,159.93	\$30,402.00	(\$2,872.00)
2026 Assessment (Split-Payment)	\$2,358.00		\$917.00	\$1,179.00	(\$1,179.00)
Disclosure Fees		\$375.00	\$150.00	\$375.00	\$0.00
Recording Fees		\$60.00	\$0.00	\$0.00	(\$60.00)
Postage Fees		\$136.09	\$10.72	\$42.80	(\$93.29)
Late Fee		\$81.00	\$0.00	\$0.00	(\$81.00)
Debt Interest		\$494.33	\$0.00	\$31.94	(\$462.39)

2026 Annual Assessment

			Number of Invoices:	136	
Total Amount Invoiced:	\$35,632.00		Number of Paid:	125	91.9%
Total Amount Paid:	\$31,581.00	88.6%	Number of Paid in Full:	116	85.3%
Total Amount Unpaid:	\$4,051.00	11.4%	Number of Partial Paid:	9	6.6%
(status of unpaid on 'as of' date is 'LATE')			Number of Unpaid:	11	8.1%

2026 Annual Assessments Schedule

Status	Actions	Count	
All / 1st Half:	Invoices:	1 Dec 2025	136
	Reminders:	31 Dec 2025	72 52.9%
Due: 15 Jan 2026	Overdue Notices:	16 Jan 2026	32 23.5%
Late: 30 Jan 2026	Late Fee Invoices:	5 Feb 2026	11 8.1%
Loss of Good Standing: 14 Feb 2026	Notify Secretary:	20 Feb 2026	0 0.0%
Delinquent: 1 Mar 2026	Final Demand Letters:	7 Mar 2026	0 0.0%
	Turn Over to Collections:	12 Apr 2026	0 0.0%
2nd Half:	Invoices:	31 Mar 2026	9
	Reminders:	30 Apr 2026	0 0.0%
Due: 15 May 2026	Overdue Notices:	17 May 2026	0 0.0%
Late: 30 May 2026	Late Fee Invoices:	5 Jun 2026	0 0.0%
Loss of Good Standing: 14 Jun 2026	Notify Secretary:	20 Jun 2026	0 0.0%
Delinquent: 29 Jun 2026	Final Demand Letters:	5 Jul 2026	0 0.0%
	Turn Over to Collections:	10 Aug 2026	0 0.0%

HLR POA Treasurer's Report for January 2026

Money Out		<u>Budget</u>	<u>Spent in January</u>	<u>Spent thru January</u>	<u>Unspent</u>
	TOTAL	\$42,900.00	\$385.03	\$385.03	\$42,514.97
Taxes		\$90.00			\$90.00
AZ Income Tax		\$50.00			\$50.00
Cochise County Property Taxes		\$30.00			\$30.00
Arizona Corporation Commission Fee		\$10.00			\$10.00
Services		\$5,800.00			\$5,800.00
Insurance		\$2,400.00			\$2,400.00
Legal		\$3,400.00			\$3,400.00
Common Areas		\$32,800.00			\$32,800.00
Road Maintenance		\$32,000.00			\$32,000.00
Windmill		\$350.00			\$350.00
Common Area Other		\$450.00			\$450.00
Administrative		\$2,995.00	\$385.03	\$385.03	\$2,609.97
Annual Meeting and Election		\$1,500.00	\$385.03	\$385.03	\$1,114.97
Website		\$410.00			\$410.00
Mailings		\$515.00			\$515.00
Google Business Suite		\$240.00			\$240.00
Post Office Box		\$100.00			\$100.00
County Recorder Fees		\$180.00			\$180.00
Office Supplies		\$50.00			\$50.00
Finance		\$1,215.00			\$1,215.00
Financial Review		\$150.00			\$150.00
Accounting Systems		\$200.00			\$200.00
Delinquent Account Burden		\$865.00			\$865.00
Payments Issued	<u>Check Number</u>	<u>Check Date</u>	<u>Check Amount</u>		
Annual Meeting and Election	1174	12-Jan-26	\$64.00		
Road Repair	1175	13-Jan-26	\$300.00		
Annual Meeting and Election	1176	17-Jan-26	\$115.44		
Annual Meeting and Election	1177	28-Jan-26	\$205.59		

END OF REPORT

from: E:\CommonDatabases\TreasurerCorrespondence 08.accdb
on: Monday, February 9, 2026 at 23:46