



**Minutes of the Board Meeting  
held on March 4, 2026  
at 6:00 p.m. via Google Meet**

1. **Call to order and roll call.** N. Ceccarelli called the meeting to order at 6:04 p.m. and asked for roll call. Board members present: Outgoing president N. Ceccarelli, W. Barfield, D. Vlastic, C. Peachey, R. Kling, N. Tribby, and S. Crosby (at 6:10). Also present: newly elected board member T. Bontrager. Audio was recorded with Google Meet.
2. **Closing business of the 2024-2025 Board**
  - a. **Approval of minutes of the February 21** board meeting. No changes were requested, the minutes were approved as written.
  - b. **Report on the February 28, 2026, election** (C. Peachey)
    - i. D. Vlastic and T. Bontrager were elected to the two open positions on the board, with 61 and 60 votes, respectively. Ballots cast: 49 online, 17 paper, total 66.
    - ii. One ballot in Election Buddy is logged as spoiled, as a lot changed ownership before voting opened; the prior owner's ballot was spoiled and a new ballot was added for the new owner. Two changes were made to the Election Buddy voter list after voting opened. One lot was not in good standing at the open of voting, but settled all debt during the election period, so was added to the voter list and sent an electronic ballot. Another voter's paper ballot packet was returned as undeliverable, so they were sent an electronic ballot.
    - iii. Final annual meeting and election expenses totaled \$613.70, with \$10 to be refunded when the PO box key is returned to the post office. **The following correction to the minutes was subsequently submitted by the secretary: The American Legion room rental fee of \$85 was omitted from the reported expense total, so the total should be \$698.70.**
    - iv. Several association members helped with the meeting and election, such as planning, providing breakfast and beverages, and counting ballots.
  - c. **Closing remarks**
    - i. W. Barfield and other members thanked N. Ceccarelli for her service during a particularly demanding time.

- ii. N. Ceccarelli outlined five elements of a community and hoped we could build on them going forward: an established group of people; defined boundaries; mutual support and connections; a sense of belonging; and shared values and goals.
- iii. N. Ceccarelli repeated the legal opinion recently obtained from the association's attorney, as presented at the Annual Meeting: Signing a surface use agreement does not violate the CCRs. Property owners cannot legally prevent reasonable access to mineral rights owned by someone else, and the new board will provide further information on this issue.

**3. Adjournment *Sine Die* Term 2025-2026.** W. Barfield **moved to adjourn *sine die***, C. Peachey seconded. The **motion carried** unanimously on a roll call vote.

**4. Call to order and roll call of the 2026-2027 Board.** Board members present: W. Barfield, D. Vlasic, C. Peachey, R. Kling, N. Tribby, S. Crosby and T. Bontrager.

**a. Welcome to new members of the Board; welcome to returning members.**

**b. Selection of officers for the 2026-2027 term**

- i. After discussion, the following 2026-2027 slate of officers was presented for approval:
  - 1. President: Wade Barfield
  - 2. Vice President: Tim Bontrager
  - 3. Treasurer: Randall Kling
  - 4. Secretary: Claire Peachey
- ii. W. Barfield **moved to accept the presented slate of officers**, D. Vlasic seconded. The **motion carried** unanimously on a roll call vote.
- iii. We need to change signature authority at Vantage West bank. The three members with signature authority will be Wade Barfield, Randall Kling, and Tim Bontrager.
- iv. We later agreed that third Wednesday of the month was still a good day to hold the monthly board meetings. Some members will use a corporate email address.

## **5. Committee Reports**

- a. **Common Area Committee.** No change in chair at this time. There will be a work party Thursday 3/13 at 8:00 a.m. on Old Adobe near the windmill to move rocks. Bring gloves.
- b. **Architectural Review Committee.** The approval letter discussed at the last meeting will be sent out soon. We need to sort out details of our procedures to make them clear for property owners and clarify the role of the committee. Will send some materials for board review.
- c. **Finance Committee.** Next meeting 3/22. Future meetings will be held on Sundays following the board meetings.

- d. **Election Committee.** Needs to meet soon to meet to prepare the call for feedback that will be sent to members within 30 days of the election.

6. **General member comments.** No other members present.

7. **Active agenda**

- a. **Consideration and decision on draft request for bid for brush removal.** After much discussion, the draft will be revised to clarify the tasks the contractor must perform, and the liability waiver will be submitted to J. Smith for legal review. This may incur legal costs.

- b. **Topics for consideration by the new board**

- i. We may have a tough year ahead with the mining issue and may need to consult with our attorney a lot. We likely will need to move more funds into the legal budget. We need to get our attorney's recent opinion in writing. Future work on this issue will not be within the scope of our retainer.
- ii. Renew and update the CCR Enforcement Policy.
- iii. Renew and update the policy on splitting lots.
- iv. Develop a policy regarding placing gates across common area. There is a pending request to install one, and others already exist.

- c. **Call for business items for next meeting**

- i. There may be a member action around creating a mining committee. We need to be clear on board and association roles in any such committee.
- ii. Communications plan for the new board.

8. **Comments from Directors.** None.

9. **Next board meeting:** Wednesday, March 18.

10. **Adjourned** at 7:32 p.m. with no objections. T. Bontrager moved, S. Crosby seconded.

Submitted by C. Peachey, HLRPOA Secretary.

Approved with corrections March 18, 2026.



**Board Meeting Agenda**  
**Wednesday, March 4, 2026, 6:00 p.m.**  
**via Google Meet**

1. Call to order and roll call
2. Closing business of the 2025-2026 Board
  - a. Approval of minutes of the February 21 board meeting
  - b. Report on the February 28, 2026, election
  - c. Officer closing reports or remarks
3. Adjournment *Sine Die* Term 2025-2026
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 2026-2027 term
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. Consideration and decision on request for bid for brush removal
  - b. Topics for consideration by the new board
  - c. Call for business items for next meeting
8. Comments from Directors
9. Next board meeting date – Wednesday, March 18, 2026
10. Adjourn

# DRAFT

High Lonesome Ranch Estates Property Owners' Association is accepting bids for cutting, clearing, and removing brush and tree limbs that extend into the road prism of the roadways maintained by the association. Bids are for 25.3 miles of roadway within the subdivision and should include cost as well as estimated time for completion. Interested parties are invited and encouraged to survey the project area before submitting bids.

The definition of road prism is from the top of the outside berm on one side of the road to the top of the outside berm on the opposite side of the road. Brush, limbs, and branches will be considered extending into the road prism if they intersect a vertical plane that extends from the top of the outside berm upward to a height of ten feet above the roadway.

Vegetation will be cut as close to the ground as possible. In cases where only single limbs extend into the road prism, the limbs will be cut back flush with the main stem of the tree. All cut vegetation will be removed from the subdivision's common area.

For safety, cones and shoulder work signs will be placed in the roadway at each end of the road segment being worked on, not to exceed ½ mile of a road segment at any one time.

Accepted bidder and any persons involved in the work will be required to sign liability waivers. Work will be inspected in progress by representatives of the Association and upon completion with payment made only after satisfactory completion of the project. Submit bids in writing to:

High Lonesome Ranch Estates POA  
PO Box 215  
Elfrida, AZ 85610

Bids must be received by \_\_\_\_\_ to be considered. Contact \_\_\_\_\_ with any questions you may have.

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