



**Minutes of the Board Meeting
held on Wednesday, May 20, 2026
at 6:00 p.m. via Google Meet**

1. **Call to Order.** President W. Barfield called the meeting to order at 6:02 p.m.
2. **Roll Call.** Board members present: W. Barfield, R. Kling, C. Peachey, S. Crosby. Absent: N. Tribby, D. Vlastic. T. Bontrager resigned from the board, as noted below. Audio was recorded with Google Meet.
3. **Approval of minutes of the April 15 board meeting.** No changes were requested, the minutes were adopted as written.
4. **Officer Reports**
 - a. **President's report** (W. Barfield)
 - i. The association's legal counsel estimates it will cost \$1500 to research the question as to the board's authority if property owners who own their mineral rights choose to pursue agreements with the mining company to allow mining-related activity on their lot. The president will direct him to do the research. There was not agreement by all board members to spend this money. It was noted that we need guidance and there was a request to make sure we are provided actionable information. A board member noted that the mining company is aggressively purchasing properties north of Gleeson road, spending approx. \$2million. Separately, members of the board will seek the names of attorneys specializing in mining law.
 - b. **Vice President's report.** No report.
 - c. **Treasurer's report** (R. Kling)
 - i. See attached financial report for April.
 - ii. 128 accounts are in good standing, 5 are in collections.
 - iii. The Common Area expense of \$315 was to reimburse volunteers for materials provided.
 - iv. The Finance Committee is looking for volunteers.
 - v. Once a new VP is chosen, the signatories need to be changed at the bank.
 - vi. A draft 2027 budget will be presented at the June meeting.
 - d. **Secretary's report** (C. Peachey)
 - i. VP T. Bontrager resigned, as he sold his HLRPOA property.

5. Committee Reports

a. Common Area Committee (W. Barfield for N. Tribby)

- i. N. Tribby agreed to be chair of the committee. The other members are R. Kling, S. Crosby, K. Jardine, and K. Stanford.
- ii. This Saturday is tentatively scheduled as a work day for the project on Reata pass opposite Lot 131, bringing in rocks, soil, and fencing to slow down erosion of the road.

b. Architectural Review Committee (W. Barfield)

- i. We have an ARR in progress from Lot 70, more information is being gathered and then it will be brought to the board.

c. Finance Committee (R. Kling)

- i. Met 4/19. Still looking at options for outsourcing or streamlining some treasurer's duties. Next meeting tentatively rescheduled to 5/31.

d. Election Committee (C. Peachey)

- i. Has not met recently. We were standing by to assist depending on the decision on the board vacancy.
- ii. We received minimal feedback on the Feb. 2026 election and will review it at a future meeting to provide recommendations to the board on the election procedures.

6. General member comments. Focused on the condition of High Lonesome Road and the timing of gradings. Members were advised to attend Common Area Committee meetings.

7. Active agenda

- a. **Vice President position.** W. Barfield **moved to select N. Tribby as Vice President.** R. Kling seconded. N. Tribby has stated he is willing to take the position but is not at tonight's meeting. We will request he send an email to the board accepting the position. After opportunity for board and community discussion, **the motion carried** unanimously on a roll call vote.
- b. **Board vacancy.** W. Barfield **moved to leave the board position vacant until the next Annual Meeting and Election.** R. Kling seconded. According to our Bylaws, article 5.4A, we have three options in filling that position: (1) leave it vacant until our next annual member meeting; (2) appoint an interim director who serves only until the next annual meeting; (3) call for a special election. After opportunity for board and community discussion, **the motion carried** unanimously on a roll call vote.
- c. **Letters requesting removal of locks on a gate across Reata Pass.** The board reviewed the drafts and agreed to send the letters to the owners of two properties adjacent to HLRPOA who might own the locks.

- d. **Budget amendment.** R. Kling **moved to raise the Arizona Corporation Commission budget line from \$10 to \$100.** W. Barfield seconded. The purpose is to cover increased costs already incurred this year and any future director changes we need to report. After opportunity for board and community discussion, **the motion carried** unanimously on a roll call vote.
- e. **Association Rule regarding standards for gates across common area and easements.** The board discussed comments received, and proposed some changes to clarify that the rule pertains only to gates across association roads and easements, not gates on private property such as driveways. Questions were raised around liability, ownership, and maintenance of such gates; whether to make the rule retroactive to existing gates; details of the gate specifications. The board agreed to send the draft back to the Common Area Committee for redrafting and encouraged association members to attend the meetings and provide input.
- f. **Business items for next meeting.**

8. Comments from board members.

9. Next board meeting: Wednesday, June 17, at 6 pm.

10. Adjourned at 7:24 p.m. W. Barfield moved, S. Crosby seconded, no objections.

Submitted by C. Peachey, HLRPOA Secretary

Approved June 17, 2026



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

Board Meeting Agenda
Wednesday, May 20, 2026, 6:00 p.m.
via Google Meet

1. Call to order
2. Roll call
3. Approval of minutes of the April 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. Select a director to serve as Vice President
 - b. Discuss and decide on action regarding board vacancy, ref Bylaws Article 5.4.A
 - c. Approve draft letters to owners of adjacent property regarding locks on gate across Reata Pass
 - d. Discuss and decide on amending the 2026 budget to increase the Arizona Corporation Commission line item from \$10.00 to \$100.00
 - e. Discuss and decide on amending and adopting a proposed Association Rule regarding standards for gates across Association roadways
 - f. Call for business items for next meeting
8. Comments from Directors
9. Next scheduled board meeting date – Wednesday, June 17, 2026
10. Adjourn

HLR POA Treasurer's Report for April 2026

Bank Money

	<u>Checking on 1 May</u>	<u>Reserves on 1 May</u>	<u>Flex Fund on 1 May</u>	<u>Total on 1 May</u>
	\$50,361.04	\$21,121.53	\$16,522.23	\$88,004.80
- Unspent Budget:	\$40,257.72			
= Operating Fund:	\$10,103.32			

Money In

	<u>Invoiced</u>	<u>Income in April</u>	<u>Income thru April</u>	<u>Balance</u>
TOTAL	\$105,557.48	\$929.21	\$101,454.39	(\$4,103.09)
2000-2023 Debts	\$573.81		\$0.00	(\$573.81)
2024 Assessment	\$32,368.00		\$31,892.00	(\$476.00)
2025 Assessment	\$35,632.00	\$0.00	\$35,108.00	(\$524.00)
2026 Assessment	\$33,264.00	\$258.00	\$31,960.00	(\$1,304.00)
2026 Assessment (Split-Payment)	\$2,358.00	\$655.00	\$1,834.00	(\$524.00)
Disclosure Fees	\$450.00		\$450.00	\$0.00
Recording Fees	\$60.00		\$0.00	(\$60.00)
Postage Fees	\$211.27	\$10.74	\$72.28	(\$138.99)
Late Fee	\$81.00		\$24.00	(\$57.00)
Debt Interest	\$559.40		\$51.62	(\$507.78)
Bank Interest	\$0.00	\$5.47	\$62.49	\$62.49

2026 Annual Assessment

Total Amount Invoiced:	\$35,622.00	Number of Invoices:	136	
Total Amount Paid:	\$33,794.00	94.9%	Number of Paid:	131 96.3%
Total Amount Unpaid:	\$1,828.00	5.1%	Number of Paid in Full:	127 93.4%
(status of unpaid on 'as of' date is 'DELINQUENT')			Number of Partial Paid:	4 2.9%
			Number of Unpaid:	5 3.7%

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	9 6.6%
Delinquent: 1 Mar 2026	Final Demand Letters: 9 Mar 2026	7 5.1%
	Turn Over to Collections: 13 Apr 2026	3 2.2%
2nd Half:	Invoices: 31 Mar 2026	9
	Reminders: 30 Apr 2026	4 44.4%
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 April 2025

Money Out					
	<u>Budget</u>	<u>Spent in April</u>	<u>Spent thru April</u>	<u>Unspent</u>	
TOTAL	\$42,900.00	\$750.02	\$2,642.28	\$40,257.72	
Taxes	\$90.00		\$50.00	\$40.00	
AZ Income Tax	\$50.00		\$50.00	\$0.00	
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	\$314.51	\$1,686.74	\$31,113.26	
Road Maintenance	\$32,000.00	\$314.51	\$1,374.84	\$30,625.16	
Windmill	\$350.00		\$311.90	\$38.10	
Common Area Other	\$450.00			\$450.00	
Administrative	\$2,995.00	\$300.51	\$770.54	\$2,224.46	
Annual Meeting and Election	\$1,500.00	\$136.42	\$606.45	\$893.55	
Website	\$410.00			\$410.00	
Mailings	\$515.00	\$164.09	\$164.09	\$350.91	
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	\$135.00	\$135.00	\$1,080.00	
Financial Review	\$150.00	\$135.00	\$135.00	\$15.00	
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	1183	04-Apr-26	\$136.42		
Mailings	1184	04-Apr-26	\$164.09		
Financial Review	1185	06-Apr-26	\$135.00		
Road Maintenance	1186	20-Apr-26	\$258.53		
Road Maintenance	1187	20-Apr-26	\$55.98		

Treasurer Notes

Seeking Volunteers

To join the finance committee or participate in the internal annual financial review.

Mining Interests Expense

\$108.00 12/16/2025 and \$130.50 12/28/2025 for initial and update info to membership.

END OF REPORT

from: E:\CommonDatabases\TreasurerCorrespondence 09.accdB

on: Friday, May 1, 2026 at 14:09

Motion: The Board of Directors, acting on behalf of the High Lonesome Ranch Property Owners' Association per Article 5.3 of the Declaration of Conditions Covenants, Restrictions and Easements, adopts the following rule regarding the installation of gates across roadways on the association's common areas and right-of-way easements:

DRAFT

Proposed Rule Concerning Owner-Installed Gates Across Association Roads

No gate or any other improvement shall be installed on the association's common area or on a right-of-way easement without prior written approval of the Board of Directors.

Gates installed across the association's common areas or roadways will consist of tubular steel panels (ranch gates) in good condition hung on wooden or metal posts with sufficient strength and bracing to support the gate without sagging into contact with the ground. A wheel may be installed on gate panels to prevent sagging. A reflective MUTCD compliant end-of-roadway marker at least 18" wide will be installed on both sides of and in the center of each gate panel.

Gates may consist of one or two panels but minimum distance between the gate posts is to be 16 feet.

Gates installed across roadways at road intersections will be set back with at least 20 feet between the gate posts and the survey pins marking the roadway intersection. Gates across roadways may not be installed closer than 20 feet to the nearest driveway.

Gates will not be locked and nothing may be done to prevent use of the gate by members of the association or their invitees.

Members installing gates across the association's common area will be responsible for their maintenance and gates and the common area on which they are installed will be maintained to present a clean and tidy appearance as prescribed by Article 10.9 of the Declaration of Conditions Covenants, Restrictions and Easements.

DRAFT