



**DRAFT Minutes of the Board Meeting
held on Wednesday, June 17, 2026
at 6:00 p.m. via Google Meet**

1. **Call to Order.** President W. Barfield called the meeting to order at 6:00 p.m.
2. **Roll Call.** Board members present: W. Barfield, R. Kling, C. Peachey, N. Tribby, D. Vlasic, S. Crosby (arrived 6:20). Audio was recorded with Google Meet.
3. **Approval of minutes of the May 20 board meeting.** No changes were requested, the minutes were adopted as written.
4. **Officer Reports**
 - a. **President's report** (W. Barfield)
 - i. There has been no response yet from the association's legal counsel regarding questions sent to him. There has been no contact with the mining company.
 - b. **Vice President's report.** None.
 - c. **Treasurer's report** (R. Kling)
 - i. See attached financial report for May.
 - ii. 131 assessment accounts are paid in full, 5 are in collections.
 - iii. Income was assessments and interest. The \$49 expense was reimbursement to the secretary for Arizona Corporation Commission filing fees.
 - iv. The Finance Committee is still looking for volunteers.
 - d. **Secretary's report** (C. Peachey)
 - i. We received an invoice from Smith Wamsley for \$140 for "receipt/analysis of emails and attached records from board president regarding mining access issues and enforcement of section 10.16 of CCRs."
5. **Committee Reports**
 - a. **Common Area Committee** (N. Tribby)
 - i. The committee has completed its planned projects – the ditch along Reata Pass where it washed out under the fence; the washout near the west end of Reata Pass (filled it with stone); and washes down at the south end of the ranch. The full grading is

planned for August, and if we get some rain soon, we'll get the contractor out to do additional work.

- ii. The committee recommends that we contact the contractor for grading High Lonesome rd if we get ½ inch of rain, as grading won't make much difference if there's no moisture. The recent dragging of some areas by a committee volunteer improved conditions but not sure how long it will last.

b. Architectural Review Committee (W. Barfield)

- i. See Active Agenda for discussion of ARR from Lot 70.

c. Finance Committee (R. Kling)

- i. Determined that outsourcing treasurer duties is cost prohibitive, so we will look at streamlining. Another option is to get software that can do more than what we have.
- ii. Drafted a 2027 initial budget for all members to review.

d. Election Committee (C. Peachey). Nothing to report, no activity.

6. General member comments

7. Active agenda

- a. **Vice President position.** Since N. Tribby was selected by the board to be the vice president but wasn't at the last meeting to accept the position, W. Barfield **moved to select N. Tribby as the HLRPOA Vice President.** S. Crosby seconded. N. Tribby accepted. The **motion was approved** by consensus with no objections.
- b. **ARR Lot 70.** W. Barfield **moved to approve the ARR for an accessory building on Lot 70.** R. Kling seconded. After opportunity for board and community discussion, **the motion carried** unanimously on a roll call vote.
- c. **Draft initial 2027 budget.** Attached. We will send a communication asking the membership to review and provide input by July 20. The POCs will also review and will consider feedback and make any adjustments by late August.
- d. **Association Rule regarding standards for gates across common area and easements.** W. Barfield **moved to adopt the Proposed Association Rule Concerning Owner-Installed Gates Across Association Roads, as revised.** N. Tribby seconded. The draft rule was revised at a Common Area Committee meeting to make three changes; see attached, changes are highlighted. After opportunity for board and community discussion, the **motion carried 5 to 1** on a roll call vote (Yes=SC, DV, NT, RK, WB. No=CP).
- e. **CCR Enforcement Policy.** We need to develop a new CCR enforcement policy. It would be best to meet as a committee to work on it together. We will plan to do this at next month's meeting.

- f. **Business items for next meeting.** Finalize a CCR Enforcement Policy. Review any suggested amendments to the Bylaws. Amend Treasurer Procedures to introduce two-person control on use of the credit card.

8. Comments from board members.

9. Next board meeting: Wednesday, July 15, at 6 pm.

10. Adjourned at 6:53 p.m. W. Barfield moved, R. Kling seconded, no objections.

Submitted by C. Peachey, HLRPOA Secretary



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

Board Meeting Agenda
Wednesday, June 17, 2026, 6:00 p.m.
via Google Meet

1. Call to order
2. Roll call
3. Approval of minutes of the May 20 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. Confirm selection of N. Tribby as Vice President
 - b. Discuss and decide on ARR for structure on Lot 70
 - c. Present initial draft 2027 budget
 - d. Discuss and decide on revisions to a proposed Association Rule regarding standards for gates across Association roadways
 - e. Discuss revision of CCR enforcement policy
 - f. Call for business items for next meeting
8. Comments from Directors
9. Next scheduled board meeting date – Wednesday, July 15, 2026
10. Adjourn

HLR POA Treasurer's Report for May 2026

Bank Money

	<u>Checking on 1 Jun</u>	<u>Reserves on 1 Jun</u>	<u>Flex Fund on 1 Jun</u>	<u>Total on 1 Jun</u>
	\$51,039.39	\$21,124.22	\$16,524.33	\$88,687.94
- Unspent Budget:	\$40,298.72			
= Operating Fund:	\$10,740.67			

Money In

	<u>Invoiced</u>	<u>Income in May</u>	<u>Income thru May</u>	<u>Balance</u>
TOTAL	\$105,917.87	\$529.65	\$102,059.04	(\$3,858.83)
2000-2023 Debts	\$789.81		\$0.00	(\$789.81)
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	\$0.00	\$31,960.00	(\$1,304.00)
2026 Assessment (Split-Payment)	\$2,358.00	\$524.00	\$2,358.00	\$0.00
Disclosure Fees	\$525.00		\$525.00	\$0.00
Recording Fees	\$60.00		\$0.00	(\$60.00)
Postage Fees	\$211.27		\$72.28	(\$138.99)
Late Fee	\$81.00		\$24.00	(\$57.00)
Debt Interest	\$628.79		\$51.62	(\$577.17)
Bank Interest	\$0.00	\$5.65	\$68.14	\$68.14

2026 Annual Assessment

Total Amount Invoiced:	\$35,622.00	Number of Invoices:	136	
Total Amount Paid:	\$34,318.00	Number of Paid:	131	96.3%
Total Amount Unpaid:	\$1,304.00	Number of Paid in Full:	131	96.3%
		Number of Partial Paid:	0	0.0%
(status of unpaid on 'as of' date is 'DELINQUENT')		Number of Unpaid:	5	3.7%

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%

8 accounts are not in good standing and 5 accounts have been turned over for collection.

HLR POA Treasurer's Report for May 2025

Money Out					
	<u>Budget</u>	<u>Spent in May</u>	<u>Spent thru May</u>	<u>Unspent</u>	
TOTAL	\$42,990.00	\$49.00	\$2,691.28	\$40,298.72	
Taxes	\$180.00	\$49.00	\$99.00	\$81.00	
AZ Income Tax	\$50.00		\$50.00	\$0.00	
Cochise County Property Taxes	\$30.00			\$30.00	
Arizona Corporation Commission Fee	\$100.00	\$49.00	\$49.00	\$51.00	
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		\$1,686.74	\$31,113.26	
Road Maintenance	\$32,000.00		\$1,374.84	\$30,625.16	
Windmill	\$350.00		\$311.90	\$38.10	
Common Area Other	\$450.00			\$450.00	
Administrative	\$2,995.00		\$770.54	\$2,224.46	
Annual Meeting and Election	\$1,500.00		\$606.45	\$893.55	
Website	\$410.00			\$410.00	
Mailings	\$515.00		\$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	\$1,080.00	
Financial Review	\$150.00		\$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>	
Arizona Corporation Commission Fee		1188	30-May-26	\$49.00	

Treasurer Notes

Mining Interests Expense

\$108.00 12/16/2025 LetterStream invoice #13009847: Initial info to membership.

\$130.50 12/28/2025 LetterStream invoice #13054248: Info update to membership.

Seeking Volunteers

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

END OF REPORT

from: E:\CommonDatabases\TreasurerCorrespondence 09.accdb

on: Monday, June 1, 2026 at 08:09



Initial Draft HLR POA 2027 Budget

This was developed by the finance committee using past budgets and expenditures. It provides a starting point for deliberations that include review / feedback from the members and review / adjustment by the POCs, and ends with board approval.

Budget Category 1 - Taxes	\$609
Budget Line 101 - AZ Income Tax (Treasurer)	\$52
Budget Line 102 - Cochise County Property Taxes (Treasurer)	\$31
Budget Line 103 - Arizona Corporation Commission Fee (Secretary)	\$11
Budget Line 104 - Tax Preparation (Treasurer)	\$515
Budget Category 2 - Services	\$2,678
Budget Line 201 - Insurance (President)	\$2,060
Budget Line 202 - Legal (President)	\$618
Budget Category 3 - Common Areas	\$20,188
Budget Line 304 - Road Maintenance (CAC Chair)	\$19,570
Budget Line 305 - Windmill (CAC Chair)	\$309
Budget Line 308 - Common Area Other (CAC Chair)	\$309
Budget Category 4 - Administrative	\$1,752
Budget Line 401 - Annual Meeting and Election (Secretary)	\$646
Budget Line 402 - Website (Secretary)	\$206
Budget Line 403 - Mailings (Secretary)	\$534
Budget Line 404 - Google Business Suite (Secretary)	\$206
Budget Line 406 - Post Office Box (Secretary)	\$93
Budget Line 407 - County Recorder Fees (Treasurer)	\$67
Budget Line 408 - Office Supplies (Secretary)	\$
Budget Category 5 - Financial	\$4,738
Budget Line 501 - Financial Review (Treasurer)	\$139
Budget Line 502 - Accounting Systems (Treasurer)	\$206
Budget Line 503 - Reserve Fund (CAC Chair)	\$1,236
Budget Line 504 - Delinquent Account Burden (Treasurer)	\$891
Budget Line 505 - Outsourcing POA Management (President)	\$2,266
Budget Category 6 - Other	\$4,635
Budget Line 705 - Mining (President)	\$4,635

TOTAL:	\$34,600
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END OF REPORT

from: E:\CommonDatabases\tempformegaboonmovies.accdb

on: Tuesday, June 2, 2026 at 10:54

Updated 10 June 2026:

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 **or across** the association's common area or on **or across** 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.

This rule applies to any gates previously approved and all future gate approvals.

DRAFT