



**DRAFT Minutes of the Board Executive Session
held on Wednesday, July 15, 2026
at 6:00 p.m. via Google Meet**

1. **Call to Order and Roll Call.** President W. Barfield called the executive session to order at 6:04 p.m. and a quorum was established. Board members present: W. Barfield, R. Kling, C. Peachey, D. Vlastic, S. Crosby. Absent: N. Tribby.
2. **Collections – closed per ARS 33-1804.A.3: Review collection status of delinquent accounts.**
 - a. The board reviewed the status of six delinquent accounts.
 - i. One account is now inactive, the debtor is no longer a property owner and the collections firm stopped collection actions in 2023. Total still owed to the association is \$2,247 but we are not likely to ever receive it.
 - ii. Two accounts have not been paid in three years and are eligible for foreclosure. The total owed the association to date is \$2,016. The collection actions are being processed by Smith Wamsley.
 - iii. Three accounts are new in 2026. The total owed the association to date is \$882. The collection actions are being processed by Smith Wamsley.
3. **Legal Advice – closed per ARS 33-1804.A.1: Consider legal advice regarding collection of delinquent accounts.**
 - a. The board reviewed the advice provided by Smith Wamsley regarding collection of delinquent accounts. No formal action was taken in executive session.
4. **Adjourned at 6:23 p.m.** W. Barfield moved to adjourn, 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

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2. Collections – closed per ARS 33-1804.A.3: Review collection status of delinquent accounts.
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4. Adjourn