



**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
Adopted with no changes Aug. 19, 2026



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

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6:00 p.m. via Google Meet

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2. Collections – closed per ARS 33-1804.A.3: Review collection status of delinquent accounts.
3. Legal Advice – closed per ARS 33-1804.A.1: Consider legal advice regarding collection of delinquent accounts.
4. Adjourn