



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

Board Meeting Agenda
Wednesday, October 21, 2026
at 6:00 p.m. via Google Meet

1. Call to order
2. Roll call
3. Approval of minutes of the September 16 board meeting
4. Officer Reports
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. **Consider and vote on the following motions:**
 - a. Approve the Draft Enforcement Policy.
 - b. Approve and adopt the updated HLRPOA Election Procedures.
 - c. Approve five specified road repair projects and authorize the Common Area Committee to execute the projects within budget.
 - d. Approve that the POA may offer online payments and will pay the transaction fees, and amend the *Treasurer Policies and Procedures* to remove the online-payment transaction fee constraint.
 - e. Approve the 2027 annual budget of \$42,869.
 - f. Approve the 2027 annual assessment of \$314.00 per lot account.
 - g. Approve the 2027 assessment due date of January 1, 2027, with a split payment option whereby the unpaid balance is due May 1, 2027, when half or more of the assessment is received by January 1.
 - h. Amend the budget line for Insurance in the 2026 budget.
 - i. Amend the budget line for Legal in the 2026 budget.
 - j. Approve the 2027 Fee Schedule.
 - k. Approve a Flex Fund target size of \$35,000.
 - l. Discuss input related to reviewing and updating the Bylaws.
8. Comments from Directors
9. Next scheduled board meeting date – Wednesday, November 18, 2026
10. Adjourn