

The following are added attachments for the read-ahead

- Revisit/resent recently approved motion **Attorney Subscription Service Renewal** – Member @ Large

Read = Ahead agenda item

Reduce windmill committee to a single member. - Secretary

Proposed Motion: To have one contact person who will be able to bring to the board repairs if needed, for PO to have a contact person in case of emergencies. This can shorten the time in problem solving.

Discussion:

I have contacted the Windmill Committee for their input in cancelling the committee and go with a contact person. Which I feel should be a board member (Member @ Large) should be the key person who would shorten the turn around in repairs and important issues that may arrive.

I have received a very positive response to this issue. Where 3 of the four committee members are in total agreement. There have been conversations that there is no interest in updating the Windmill, just do the regular maintenance. The contact person can present maintenance decisions to the board this does not take a committee.

This decision can be reversed at anytime if the PO want to upgrade the Windmill and make it a positive addition to our community.

Committee and PO responses to the Windmill reduction:

To: Board HLRPOA

I believe Tommie would be a good choice for a contact person for the Windmill to begin. The board has no desire to upgrade the Windmill to solar thereby forcing the Windmill to remain a mechanical structure. Because the Windmill is a structure on a common area, the board is required to maintain. In that sense, there needs to be periodic preventative maintenance/inspections to maintain the operational capacity of the Windmill. Should a failure of the Windmill become such that the cost to repair outweighs the ROI, the pump section could/should be disconnected, and the vanes allowed to rotate for the aesthetics.

The committee, as it is currently, could then be restructured to a maintenance/inspection team. A contact person from the team could be named and posted to the HLR web site. This position could be rotated on a monthly basis leaving no one person solely responsible. When a problem is detected or a failure occurs, recommendations and solutions could then be forwarded to the board for further discussion, if necessary.

I believe what the secretary has suggested is a workable and suitable solution that may only require a little tweaking to be an acceptable alternative to a “committee”.

Thanks

Chuck Crouch

This is in fact bit of a useless committee... No one wants to destroy the well but no one wants to spend to tons of monies to keep it up. I have personally been a very vocal opponent of the community well and the idea that this can and should be a backup and and jump off point for those in need. New buyers and those who may run into unfortunate situations like water line bursts etc. I and others believe this can be handled by a single BM as a point of contact for ideas and possible volunteers.

We do not need a total committee for this mundane task.

Windmill liaison.

Tommie Smith
Member@Large HLR POA
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I also agree, windmill does not necessarily need a committee as it just needs infrequent maintenance and upkeep to continue to run. Items easily set for board agenda. My biggest concern upon joining the committee was that it was under threat of possibly just being left to deteriorate. That being said governing documents state more or less windmill is a common asset and needs to be maintained by the ranch itself and is here for community members to use and enjoy. I do think that if Tommie wants to, and has the time to undertake making sure that if the well goes down it is repaired then let him go for it. Procedurally, how should we go about this?

Best,

Corinthea Pangelinan

I am in agreement with eliminating the windmill committee. The MAL should continue to do his duty and report any issues. Our board should be reminded that it is the responsibility of the HLR POA to maintain and upkeep common assets. As far as who the caretaker is, that is ultimately the HLR POA.

Respectfully,

Harold Pangelinan Jr.