

**HLR: NEC Report to the Board of Directors for 19 Jan 2022**  
**&**  
**Meeting Minutes: 27 Dec 2021**

1. The NEC hosted a meeting on 27 Dec 2021. Attendees: Members included Barbara C, Karen T, Beckie H, and Eileen A. PO attending: Tommie S.
2. Stuffed nomination letters into envelopes. Beckie H volunteered to put them in the mail on 28 December 2021.
3. Reviewed and updated NEC timeline for the March meeting:
  - December 28, 2021- no later than (NLT) --- mail letter announcing annual membership meeting and soliciting for nominations .
  - NLT January 10, 2022 – Email blast to all property owners (by HLR POA Secretary) (changed 3 Jan to 10 Jan)
  - NLT (January 20th, 2022 - 45 days to Annual- NLT date for nominees to submit their names for consideration; start to consolidate nominees names & prepare ballots
  - NLT February 3rd, 2022 - 30 days before meeting- send out ballots
  - NLT February 18, 2022 – send out reminder email to mail back ballots
  - March 2nd, 2022 - 3 days before Annual meeting- final PO box pick up of ballots
  - March 5th, 2022-- Annual Membership meeting- open ballots

4. Reviewed and approved email to be sent to PO per the schedule above:

*Dear HLR Property Owner,*

*Recently you received in the mail a nomination letter announcing our upcoming Annual Membership Meeting, 5 March 2022, and asking you to consider running for the HLR board of directors. All property owners in good standing are eligible to run. You need not live on the ranch but be willing to attend board meetings in person or by phone/online.*

*If you are interested in running, please submit your name and a short write up on why you want to serve or introduce yourself or share your vision of the ranch.*

*Nominations may be submitted by email to [admin@hlrpoa.com](mailto:admin@hlrpoa.com) or mailed to PO Box 215, ATTN: NEC, Elfrida, Az 85610 to arrive no later than 20 January 2022.*

*If you have any questions please contact us.*

*Sincerely,*

Signature to be added

Barbara Crouch

*Chair NEC and HLR Secretary*

5. Reviewed and approved Voting packet letter and ballot format per our approved July 2021 NEC Mission and Procedures post on HLR website (see Encl 1 below).

6. Reviewed and approved agenda for Membership meeting:
  - 11:30 – potluck
  - No guest speakers but we encourage Committee Chairs to give a no more than 2-minute update on their committees (2021 highlights & member recruitment); and a Ranch Update/2022 budget.
  - Discussed potluck: committee members (less Chair) to bring main dishes or hardy salads; E to bring water/coffee; C to bring plates, napkins, and utensils; we “encourage” neighbors will bring a side dish of their choice.
7. Reviewed and approved NEC Report to the BOD for 19 Jan 2022 Board of Directors meeting.
8. Next Meeting: 25 January at 3pm. Contact [admin@hlrpoa.com](mailto:admin@hlrpoa.com) for location (Tribby’s). All PO are welcome. Agenda: stuff envelopes; review draft email, review ballot counting procedures and supplies per our NEC Procedures approved July 2021; final potluck coordination and Membership meeting schedule; and prepare report to the BOD for Feb BOD meeting. Ballots to be mailed 26 January 2022 by TBD.

Sincerely,  
Signature to be added

Karen Tribby

Encl 1: Election packet and ballot:

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Encl1: Election Packet and ballot

## **2022 VOTING INFORMATION**

One seat on the Board of Directors of the High Lonesome Ranch (HLR) Estates Property Owners’ Association will be elected at the Annual Property Association Member Meeting scheduled for Saturday, **March 5th, 2022**, at 1:00 PM at Schieffelin Hall, 402 E Fremont Street, Tombstone, AZ 85638.

The Annual Member Meeting will **start officially at 1PM** and consist of a Ranch Update, 2022 budget, update by Committee Chairs, counting of the ballots and announcement of the newly elected board member. Immediately after the annual member meeting there will be a regular board meeting. Every property owner is welcome and encouraged to attend.

The Nominating and Elections Committee will host an informal potluck starting at 11:30am at the same location. Please bring a side dish to share.

Enclosed you will find information submitted by each candidate and your ballot(s). You should have one ballot page per lot owned.

Once you have completed your ballot(s), please return your ballot(s) to the Association in the enclosed

pre-addressed envelope **or** bring it to the annual meeting. Mailed ballots must be received at the Association office by close of business on **Wednesday, March 2, 2022**, to be counted.

**You must put your name, lot number(s) and signature on the exterior of the sealed ballot envelope.** Your mailing return address should also be on the front side of the exterior return envelope. If you do not know your lot number, contact the Board at admin@hlrpoa.com or call Karen Tribby, NEC Chair, at 928-899-2140. If you do not put your name and lot number(s) on the exterior of your ballot envelope, your vote will not be counted. Having your name and lot # on the outside of the sealed ballot envelope protects the privacy of your vote in the counting process in accordance with our bylaws and allows the Nominating and Elections Committee to ensure only eligible votes are counted.

Possible signature block: Approved procedures (July 2021) do not have a sample signature block here.

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**BALLOT 2022**

We are electing **one** HLR Property Owners to fill **one** vacant board of director positions this year. Cumulative voting is allowed. Cumulative vote is explained in our HLR Bylaws, Section 5.2 Election.

Enclosed you should have received one ballot for every lot owned. Since there is one position up for election, the maximum number of total votes **per ballot** is **ONE**.

- If your vote number per ballot exceeds one vote, the entire ballot will be void.
- Only votes from owners whose association dues are current/paid in full will be counted.

Write the **number** of votes that you are casting for each candidate to the left of their name:

\_\_\_\_\_ XXXXXXXXXXXXX

\_\_\_\_\_ YYYYYYYYYYYYYY

\_\_\_\_\_ ZZZZZZZZZZZZZZZZ

\_\_\_\_\_ (You may write in a candidate here.)

\_\_\_\_\_ (You may write in a candidate here.)

Arizona Revised Statute 10-3708 requires the inclusion of the following information:

The Association has **136** voting lots. According to the Association Bylaws,

25% of the members of the POA must cast votes to constitute a quorum. Therefore, at least **34 voting lots** must cast their ballots either by mail or at the meeting to constitute a quorum. **PLEASE RETURN YOUR BALLOT(S).**

Once you have completed your ballot, you may return it to the association in the enclosed **pre-addressed stamped** envelope **or** you may bring it to the annual meeting. Mailed ballots must be received at the Association post office box by close of business on **Wednesday, March 2, 2022**, in order to be counted.

Whether mailed or turned in at the annual meeting, **your name, your lot(s) number(s) and signature must be on the return envelope** for your votes to be counted and to preserve the secrecy of your vote.

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**2022 High Lonesome Ranch Candidate Information:** Submitted by the candidates; listed in alphabetical order)

<b>XXXXXXX</b>	Blah Blah
<b>YYYYYY YYY</b>	Blah Blah
<b>ZZZZZZ ZZZZZZ</b>	Blah Blah