



High Lonesome Ranch Estates Property Owners Association



Cadden Management Company, 555 East Wilcox Drive, Suite L, Sierra Vista, AZ 85635; 452-3780; fax: 452-3782

Official email: board@hlrpoa.com

Official website: www.hlrpoa.com

Hearing Procedures

Approved as of May 2012

1. Prior to a hearing, whether requested by a Property Owner (PO) or as a result of a complaint, the PO will be informed in writing to the last known address of the PO.
2. Whenever possible, hearings will be scheduled prior to or just after a scheduled Board of Directors meeting.
3. Hearings will normally be closed sessions and include only Board members, the property owner in question and any witness(es) or complainant. The property owner may request the hearing be public by submitting a request in writing 24 hours in advance. The public attending may not interfere/intervene in the hearing process and are not entitled to speak or ask questions.
4. President/President/Chair calls meeting to order and briefly summarizes reason for the hearing.
5. President/Chair explains rules of hearing.
6. President/Chair or designated Board member will list/identify all letters/activities/actions leading to the hearing/ sent to property owner/alleged violator and cite any additional information and/or complaints received. Property owner/alleged violator is provided copies.
7. If the hearing is based on a complaint, the President/Chair will entertain testimony from any witness(es) concerning the situation or to the alleged violation, and permit him/her/them to make a statement.
8. President/Chair will permit the property owner to respond to the concern/complaint, present any witness(es), rebut any evidence and testimony, and to question any witnesses in #5.
9. Board members will ask any questions (for clarity or accuracy) to any parties present.
10. If the hearing is based on a complaint, any complainant(s) in attendance will be afforded an opportunity to make a closing statement
11. The property owner will be afforded an opportunity to provide a closing statement.
12. The President/Chair will explain that the Board will issue its decision in writing within *twenty* (20) days.
13. The President/Chair will dismiss.
14. President/Chair will dismiss the property owner(s) and witnesses, and meet with the board members to determine its decision. Upon reaching a decision the President will close the hearing.

Ground rules:

The Board will attempt to make a decision based solely upon the evidence and testimony presented at the hearing.

The Board will not consider hearsay testimony or evidence.

In the event the issue is a "nuisance" related violation, the Board will strive to determine whether the issue would reasonably constitutes a nuisance to most "reasonable" persons.