

**HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING**

Date: December 7, 2002
Time: 1:00 p.m.
Place: Schieffelin Hall, Tombstone Arizona

CALL TO ORDER

The meeting was called to order at 1:00 p.m.

ROLL CALL

Members of the Board Present	Ms. Kathy Keil
Class B Developer Representative:	Kathy Keil, Western Land
Guests:	Jr. Ogier, Road and Septic installation Butch Harnett, Cochise County Frank Molina, Cochise County Jimmy, Local Cochise County Worker Alan Owen, Cochise County Engineer Paul Newman, Cochise County Supervisor
Cadden Community Management	Annette Gardner, Jackie Gardner
Property Owners Present:	As per attached Sign-in Sheet
Property Owners by Proxy:	As per attached Proxy Sign-in Sheet
Minute Taker	Annette Gardner

QUORUM

A quorum of both Classes of Membership was present to conduct an official meeting.

PROOF OF CALL

Proof of call was evident by the members present or represented by proxy.

INTRODUCTION

The members present introduced themselves to each other.

BUSINESS

Financial Report

The members present were given a year to date expenditure analysis. The account balances as of November 30, 2002:

Operating:	\$1598.96
Reserve:	\$440.00

Approval of Prior Year's Minutes – December 8, 2001

MOTION: to approve the Minutes of the December 8, 2001 Annual Meeting as presented. Motion was seconded and passed unanimously.

Announcement of the 2003 Board of Directors

The 2003 Board of Directors is: Lou Christensen, Sr., Lou Christensen, Jr., and Kathy Keil.

Guest Speakers

1. Cochise County representatives – Gleeson Road

Mr. Alan Owen, the Cochise County Engineer gave a presentation to the members present regarding the Cochise County Road program. He explained the budgeting process and how funds are made available for road repair and maintenance in Cochise County.

It was stated that Gleeson Road is one of the oldest roads in Arizona. It started as a wagon trail that turned into a road.

Regarding repairs to Gleeson Road, it is the County's intent to work on the curves to make them safer. This was being accomplished by grading the road and adding an aggregate base to areas that become slick when wet. Their main concerns at this time are safety and drainage of the culvert areas. Mr. Owen cautioned the Members present to never cross the culvert areas when water is flowing through them.

It was further stated that it was felt that Milepost 7 of Gleeson Road is the most dangerous area. The County has plans to work on the curve in this area and narrow the road in places. The County did have a five-year plan to make repairs to Gleeson Road, but with the loss of funds, all capital improvements ceased.

County Supervisor, Mr. Paul Newman stated that he felt that sometime in the future (five to ten years) Gleeson Road would be paved.

A question and answer period followed. The representatives were thanked for the slide presentation and their attendance at the meeting.

2. Electrical Master Plan

Ad Hoc Committee Members, Harry Huffman and Adele Crouch gave the members present an overview of the planning of the Master Plan for High Lonesome Ranch and how they got to where they are now.

A postage paid ballot and map showing where the lines would run, was mailed to all property owners of record. The Members were asked to give their opinion as to their being "in favor" or "not in favor" of the plan. Sixty-five ballots were mailed, twenty-seven were returned prior to the meeting with 23 being "in favor" of the plan and four "not in favor" of the plan.

The floor was opened to questions from the Members. It was acknowledged that on the plan that was mailed, the map shows lines from Cowboy Pass (Lots 039/038) to Saddlebag Trail. This line will be removed from the Master Plan. It also shows the area at the corner of Saddlebag (lots 071/072) to the East (High Lonesome Road) where lines need to be added.

A letter from the owner of Lot 051 was read to the members present. This letter stated that as the owner already has electrical poles installed at his property that he is willing to grant easements across his property to serve lots 1&2, 3&4, and 5&6.

It was agreed that power lines should be located within the roadway easements; and that any lines extended along other utility easements are to be placed underground. In addition, it was pointed out that per the CC&R's, all lines within lots are to be placed underground.

MOTION: To accept the Electrical Master plan as amended with the following changes:

- 1. The lines shown from Cowboy Pass (Lots 039/038) to Saddlebag Trail. This line will be removed from the Master Plan.**
 - 2. Add line along Saddlebag from Lots 071/072 to connect to High Lonesome Road.**
 - 3. Lot 051 will grant easements to serve Lots 1&2, 3&4, and 5&6.**
 - 4. Eliminate line extending SE from Legend Trail.**
 - 5. Add Line on Stirrup Lane and Mule Trail.**
- Motion was seconded and passed unanimously.**

Following commendations for a job well done, Kathy Keil asked that Harry Huffman and Adele Crouch continue as Ad Hoc Committee Members for the High Lonesome Ranch Estates Electrical Master Plan. They graciously agreed.

Other Items:

Postal Service

A question was asked from the floor as to when the postal service would start for owners living at the Ranch.

Adele Crouch responded that the Post Office had told her that once requests are made from property owners, they would service the area. At this time, the post office only delivers as far as Oakdale Ranch Estates in Gleeson.

ADJOURNMENT:

MOTION: there being no further business to discuss that the meeting be adjourned. Motion was seconded and passed unanimously. The meeting was adjourned at 2: