

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

Date: December 6, 2003

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

Guest Speakers: Jan Hauk, Arizona Fire District Association
 Bob Weber, Arizona Fire District Association
 Don Boursier

Cadden Conmiunity Management Annette Gardner, Jackie Gardner

Property Owners Present: Ailshouse (105) Barton (043) Boursier (051)
 Browning (13 0& 131) Chalupa (046)
 Chiarino (109&122) Corrado (011) Crouch (023)
 Fredenburgh (002) Gray (099) Green (090& 107)
 Green (009) Holt (020) Huffman (007)
 LePard (098) McGuire (067&068) Mills (015)
 Olson (070) Porter (028) Rossbach (016&017)
 Shelton (069) Stack (001)Thayer (097)
 Trombley (018)

Property Owners by Proxy: Shaw (022) Bender (120) Matson (127)
 Lentz (040) Mastroberte (087 & 095)

Guests: Kathy Williams

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 December 5, 2003:

Operating: \$757.83

Reserve: \$700.00

Delinquencies: \$1,102.01

Approval of Prior Year's Minutes — December 6, 2002

MOTION: to approve the Minutes of the December 6,2002 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.

Member Input

1. Grading of Ranch Roads

It was the consensus of the members present that the roads in the Ranch needed to be graded. Kathy Keil responded that a bid would be gotten from the grading company to do the discussion ensued as to how the property owners would notify the Board about the areas needing to be graded. Members present were asked to call Kathy if the area near their property was in need of grading work.

2. Gleeson Road Paving

Kathy gave an overview of the discussion held last year on the Gleeson Road being paved. A straw poll of the members present was given to see who wanted the road to remain unpaved versus having the road paved.

Property owner, Mr. Pat Greene, discussed the condition of the road and stated that a lot of commercial traffic is using the road, which could lead to an environmental issue of dust. He also felt that it would help tourism and the commercialism if Gleeson Road were paved. Mr. Greene had brought form letters that he urged people to take a copy of and mail to the Board of Supervisors if the property owners wanted Gleeson Road paved. He suggested that if property owners did not send a letter that they send e-mail or call with their concerns. He then volunteered to be a liaison between the property owners and the Board of Supervisors. (Phone: 520-457- 3715, Fax: 520-457-3719 or e-mail pkgreene@theriver.com)

It was suggested by one member that a petition be sent to the Board of Supervisors on this issue. Another member stated that this was done last year and nothing became of the petition.

It was stated that one of the problems with Gleeson Road is that the maintenance for that road is split between two different maintenance yards, one in Elfrida and

the other in Bisbee which causes confusion as to who is responsible for which portion.

3. Electrical Installation

It was stated that several members had electricity installed on their properties. Discussion ensued on the cost of bringing electricity to the properties.

Pat Greene volunteered to work for the Association on a Pro Bono basis to coordinate between the landowners and the power company. He stated that anyone wanting to install power, he will figure out the sections where the neighbors can get together and work with the power company to get a better price for the electrical installation.

ADJOURNMENT:

As there was no further business to discuss, the meeting was adjourned and the members moved to the projection room for a presentation on Fire Safety presented by Don Boursier and the two representatives from the Arizona Fire District.