

**High Lonesome Ranch Estates Property Owners Association  
Board Meeting Minutes  
November 14, 2005**

**Call to Order.** Jim Browning, the President of the Board, called the meeting to order at 1:35 p.m. The meeting was held at the Sierra Vista Public Library Meeting Room and it was open to the public.

**Roll Call.** The other board members in attendance were: Jo Green and Terrie Gent. Lou Christensen was absent. Eight other members of the association also attended.

**Introductory Comments.** Jim Browning invited comments from everyone during the meeting.

**Old Business.** Jim Browning said the old business is intertwined with the new business and could be best addressed together.

a. **Secretary.** Jim Browning and Jo Green voted to make Terrie Gent the Secretary of the Board.

b. **Location of Annual Meeting.** Jo Green reported that the Elfrida Community Center would not be available on the date of the annual meeting. Shelfin Hall in Tombstone charges to use its facilities and requires proof that the group has insurance that covers its property. But the Desert Pony, a restaurant in Elfrida, has a meeting room that we can use free of charge. Jo Green will look into booking the Desert Pony and checking on the price of refreshments.

c. **2006 Budget.** A copy of the proposed budget was provided to all those who attended the meeting. Jim Browning said it includes the \$20 increase in annual dues. He also indicated that it is important to build reserves to ensure future boards have sufficient money to cover any expense that may arise, such as additional road repairs. Pat Green (Lot 107) said he is a retired hydrologist and will assist the board in evaluating estimates for culvert work. Jim Browning made a motion to approve the budget. Jo Green seconded the motion. All the board members voted in favor of the budget. The approved 2006 budget is at Attachment 1.

d. **Penalty Letter to Owners Delinquent in Paying Dues.** Jo Green noted that six members are more than 90 days in arrears in paying their dues. Jim Brown noted that at the last meeting the board discussed removing the voting rights of those who are in arrears. He said Cadden Management sends delinquent

owners letters informing them of the arrearage. The board agreed to send the delinquent owners a letter notifying them that if they do not pay their dues promptly, the board would take action to remove their voting rights. The board also agreed that the board, rather than Cadden Management, should draft and send the letter. The board further agreed that if the arrearage is not cleared within a month, the board would send a letter, in accordance with the bylaws, notifying the owner of the loss of voting rights as well as his or her right to a hearing on that decision.

e. **Bylaws Revision.** A copy of the proposed revised bylaws was provided to all attending the meeting. This document is included in these minutes at Attachment 2. Jim Browning noted that the bylaws need to be revised because some sections are in conflict with Arizona law. In 2005, changes to Arizona law gave members the right to speak at board meetings, and took away proxie votes and replaced them with absentee ballots. These changes in the law are not reflected in the bylaws. Of greatest concern, the bylaws did not provide for staggered terms for board members after the termination of the Class B membership. That is why all five board members' positions must be elected at the next annual meeting. Jo Green moved to adopt the new bylaws. Terrie Gent seconded the motion. The board agreed to table the motion until the next meeting to give other owners an opportunity to examine the proposed changes.

f. **Web Page.** Jo Green demonstrated a proposed website that she has constructed in consultation with Stan Haag. The members discussed potential additions to the website as well as a domain name. Ms Green reported that the cost of the website will be \$143 annually, less than the \$200 the board approved for the website. She indicated that the website will also support up to 200 e-mail addresses for use by owners. The board approved the website built by Ms Green.

g. **Roster Verification.** Jo Green indicated that the board's roster is not up to date. She indicated she would discuss this with Annette at Cadden to try to correct the errors in the roster.

h. **Split Lots.** Jim Browning expressed a concern that owners may split their lots and attempt to sell acreage less than 18 acres in violation of the CCRs. Under the bylaws, the board would not get notice of this until 10 days before closing. This has created problems in other property owners associations. The members discussed the process of lot splitting and sales. Some members suggested that the board craft language to add to the bylaws to address these concerns. Adele Crouch, Patrick Greene (Lot 9), and Terrie Gent agreed to draft language for Section XIII to add to the proposed revisions of the bylaws.

**g. Members' Matters.**

**1. Deployed Member.** After the board members concluded the agenda items, Mr Browning asked if any members had items they wanted to discuss. One member asked if the board could publish the mailing address of an owner who is deployed to Iraq so we can support that soldier with Christmas cards. Terrie Gent noted that the military has security concerns about publishing information about deployed service members. Jim Browning agreed to discuss this with the soldier's spouse.

**2. Common Well.** A member said another owner used too much water from the common well and that water may also be taken by those who are not owners. The discussion of these issues also included various members' views on the steps that could be taken to repair the trough. A member proposed setting up a committee to look into regulation of use of the common well. Mr Browning said he would put out a call for volunteers for this committee in the next news report.

**Next Board Meeting.** The Board members talked about the location of the meeting with those who attended the meeting. The membership concluded that the Desert Pony in Elfrida would be suitable for the next meeting. The membership also supported a Saturday meeting on December 3, 2005, beginning at two o'clock.

**Adjournment.** The meeting was adjourned at three-twenty five p.m.

Mr Browning and Ms Green informed me that these meeting minutes are approved and they may be released in the High Lonesome Ranch Estates News Report.

TERRIE M. GENT,  
Secretary

Date: November 16, 2005

Attachments:

1. 2006 budget
2. Proposed revised bylaws