

**High Lonesome Ranch Estates Property Owners Association  
Board Meeting Minutes  
December 3, 2005**

**Call to Order.** Jim Browning, the President of the Board, called the meeting to order at 2:05 p.m. The meeting was held at the Desert Pony Restaurant in Elfrida, Arizona, 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. Fifteen other members of the association also attended.

**Architectural Review Committee.** Jo Green said that there had been 2 requests for reviews, and 1 of those had been approved thus far.

**Treasurer's Report.** Jo Green reported the following amounts of money in various accounts: Operating Account \$6,172.02 and Reserve Account \$5,583.98.

**Road Committee.** Jim Browning said there was nothing new to report on road repairs.

**Nominating Committee.** Terrie Gent said that eight members are running for election to the board. The following candidates were present at the meeting: Randy Pass, Stan Haag, Adele Crouch, Whitney Malone, Jo Green, and Jim Browning. Bill Bender and Barbara Brown are also running. Terrie Gent said that the Nominating Committee was formed because the Bylaws require it. The members of the committee were all volunteers, and the committee was discussed at prior meetings. All association members will receive a ballot in the mail. The votes will be counted at the annual meeting by members who are not running for office. Proxy voting is no longer permitted, and nominations from the floor are no longer possible because all nominees must be included on the mail ballots. Jim Browning explained that each lot gets five votes under the rules for cumulative voting. The votes can be cast for a single person, or for more than one candidate.

**Windmill Committee.** Jim Browning said the tank is still under repair.

**Splitting Lots.** Terrie Gent reported that she, Adele Crouch, and Patrick Greene looked at the question whether the current Bylaws could be amended to address the issue of lot splitting. They found that, given the current language in Article XIII, a simple amendment would be difficult. She recommended that if the membership is interested in pursuing it, the new board should take up the issue.

**Revised Bylaws.** The board members said that none of them had received any comments about the proposed changes to the bylaws discussed at the previous meeting. Patrick Greene observed that the section numbers need to be corrected. Jim Browning said those would be corrected. Jo Green made a motion to approve the proposed changes to the bylaws. Terrie Gent seconded the motion. All board members voted in favor of approving the proposed changes. The changes were adopted.

**Double U Ranch Road.** Jim Browning said he has been in touch with county officials about Double U Ranch Road. The county will continue to maintain the road, but it is owned by the state, and the state can't give it to the county. The state will sell the road for about \$4,400. County supervisors don't want to buy the road because there are many roads in the county, including Gleeson Road, owned by the state, and the supervisors believe this will set a bad precedent. County officials suggested that the association buy the road and give it to the county. Jim Browning recommended that members contact the county supervisors. This issue will be discussed at future supervisors' meetings and the association will continue to monitor what happens.

**Adjournment.** The meeting was adjourned at 2:40 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: 6 December, 2005

Attachments:

Revised Bylaws