

**HIGH LONESOME RANCH ESTATE PROPERTY OWNERS
ASSOCIATION
BOARD MEETING - MINUTES**

DATE: April 5, 2005
TIME: 6:30 p.m.
PLACE: ST. Francis Hall, Elfrida, AZ

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

ROLL CALL

Members of the Board attended:
Jim Browning
Lou Christensen, Jr.
Joe Alberti
Jeff Shelton
Keith Stanford

OPEN MEETING

OLD BUSINESS

Approval of Old Minutes of Meeting on January 20, 2005
Approval of Restricted Minutes of Meeting with Mr. Brei of January 11, 05.

NEW BUSINESS

COMMITTEE REPORT

Architectural Review Committee (ARC)

Keith Stanford - Chairperson
Stan Haag
Bill Bender

ARC has received 9 submissions in the last 2 months. Even though 45 days is the limit for getting a response back to the Property Owners, the ARC has been averaging 'turnarounds' in less than two weeks.

Procedure – The Property owner submits their request for approval to Cadden Management. Cadden date stamps it 'received', files a copy, and sends a copy to Keith. Keith sends copies to Stan and Bill for their recommendations, approvals, or denials. Stan and Bill return there completed sheets to Keith, who in turn makes the FINAL recommendations,

approvals, or denials. This is sent to Cadden who files a copy and sends a Formal letter to the originating Property Owner. If requested to do so by the Property Owner, Keith will notify them INFORMALLY with the results.

Road Committee

Joe Alberti - Chairperson
Charlie Corrado
Ralph Mastroberte

The Road Committee has accepted the bid from Frank Flanders' Company Flanders bladed approximately 14 miles of road for \$1,242.90.

The Road Committee has set up three categories for service or maintenance.
Main - Highlonesome Road, Stagecoach – twice a year
Secondary – Loop roads to lead to other roads – once a year
Rural - Cul de Sac - as needed basis

Board may need to look at a budget increase for the roads

Roads that may need to be repaired or rebuilt – Last Trail and Reata Pass

Joe asked that property owner volunteers help maintain common areas.

Joe motioned to send the new road invoice payment of \$1,242.90 to Double F Contracting (Frank Flanders)
Jeff second the motion
Motion passed unanimously

Joe motioned to have signs posted at entrances to the ranch and an ad listed in local paper to state the usage of the private roads in the HL Proper. This would cost approximately \$200 – \$250 from the road budget.
Lou second the motion
Motion passed unanimously

All agree that the road committee does not need to be micro-managed for every expenditure as long as the committee stays within its budget.

CC & R Committee

Jeff Shelton - Chairperson
Russ Christopher
Duane Mosher

CC&R committee is investigating what items might need changing and what is the procedure to accomplish that.

Financial Report – Jeff Shelton, Treasurer
Account balances as of February 28, 2005:
Operating: \$6,480.60

Reserve: \$4,450.53

Total Delinquents: \$1,959.24

The road repairs have not yet been paid out of this amount.

Jim motioned to have the Income Statement and Balance Sheet attached to the minutes of this meeting.

Joe second the motion

Motion passed unanimously

In an effort to reduce costs, the Board Members agreed to try to keep the expense of copies, forms, postage, etc down to a minimum.

Cadden Management Company

Jim made the board aware of the Free Training Seminar from Cadden he attended recently and the many services that are included in their fees. Discussion took place with regards to the high cost of using Cadden. Jim said that Cadden has the ability to procure lower insurance rates and is professional about their reporting. Further discussion took place citing some errors by Cadden that has resulted in additional costs to the Association. It was mentioned that possibly Cadden is mailing several letters to Property Owners who own several parcels. One letter would suffice. Jim indicated that communication is an issue here and that someone needs to be appointed to deal directly with Cadden to get better service. Jim agreed to spearhead the management of Cadden and he will ask for volunteers to help.

Jeff motioned to keep Cadden on to manage the board's paperwork, tax reporting and insurance's, etc. as of now.

Jim second the motion

Motion passed unanimously

Other Business

In an effort to bring all Property Owners up to date on what has been happening at High Lonesome, it was mentioned that a Newsletter should be mailed out. That would be helpful to the Property Owners who do not have access to the Internet. As much work needs to be done at High Lonesome, it will be mentioned in the Newsletter that we are actively seeking volunteers in many areas. Jeff agreed to be responsible for this and the rest of the Board members agreed to submit ideas. It was mentioned that possibly a way to help defer the costs of a Newsletter, some of the local business' might want to run a small ad in the Newsletter.

Jeff motioned that a Newsletter be written.

Keith second the motion

Motion passed unanimously

Carol Cowan requested to put in a Cattle Guard and Gate on the west end of Reata Pass (lots 140,141). Jim motioned to allow Cowan have a Cattle Guard and Gate installed on Reata Pass with the conditions that the Cowans

must maintain the Cattle Guard and Side-gate throughout its' lifetime. The Cattle Guard and Side-gate must both be at least 16 feet across.

Jeff second the motion

Motion passed unanimously

Joe reported that Jack Telles requested the Board to help pay Double U road now that there are ten property owners using the road that he pays to the State.

Joe motioned to approve Telles' request.

Motion was Tabled for Old Business at a later date after the costs are researched by Joe.

Each Board Member received a copy of the Official Rules of "How The Committees Are To Be Conducted" from Jim.

Joe did not agree with item number 4.

Lou reminded the Board that the rules could be amended at a later time.

Jeff motioned that the Official Rules be approved as long as #4 is removed.

Joe second the motion

Motion passed unanimously

Discussion was made about Attorney's fees.

Joe motioned to Table.

Jim second the motion

Motion passed unanimously

Jeff suggested that the Association should consider having it's own website.

Joe indicated that he has his own server that would be available and asked that we look for someone to design the website.

Open to Guests

Whitney Malone, Lot 59, asked that someone on the Board explain again the differences between Mobile, Manufactured, and Modular Homes and what is going on with lot 69 and the mess with the trailer and all?

Joe gave a brief definition of the differences of Mobile, Manufactured, Modular. Homes.

Keith said that a Formal Letter had gone out to the owners of Lot 69 and that they were given 90 days to comply. He said that in fairness to them, they have the right to comply within the 90 days before any further action takes place.

Charlie Corrado, Lot 11, asked if the CC&Rs could be changed or amended?

Jim answered him, yes.

Jeff reminded the guests that the Board has been advised by their attorney to not discuss the CC& Rs.

Joe reminded the guests that while the Board is in an Open Meeting the Board might not be able to discuss certain questions.

Keith told the guests that the Architectural Review Committee would use the High Lonesome Ranch Estates Architectural Review Guidelines as a format for submitted plans. It would behoove Property Owners to look these Guidelines over before submitting requests. Keith made it clear though that it is the responsibility of the Property Owners to read the CCR's as they are the 'official' used.

Pat Green, Lot 107, wanted to tell the Board and Guests that the CC&Rs is basically a contract between the land owners and the developer. Green suggested an audit on Cadden.

8:10 p.m. All Guests are excused.

Closed Session

ADJOURNMENT

Motion to adjourn since there was no further business to discuss.
The meeting was adjourned at 9:39 p.m.