

**High Lonesome Ranch Estates  
Property Owners Association  
Board of Directors Meeting  
15 April 2006**

**Call to Order:** The meeting was called to Order at 1:00 PM. All board members were present.

**Approval of the minutes of the 18 March Meeting.** Jo Green read the minutes from the 18 April meeting and a motion was made, seconded and passed to approve the previous minutes.

**Treasurer's Report.** Whitney Malone reported that there was \$7813.32 in the operating account and \$6701.98 in the reserve account. Jim Browning ask if frank Flanders had been paid for grading the roads. The answerers was no.

**Old Business.**

**Road signs.** The Board approved the buying and placing of two road signs for Reata Pass. The signs are to say "SLOW DANGEROUS DIP" and to be placed on the east and west side of the big dip on Reata Pass.

**Non property owners being on committees.** Although it is not specifically addressed in the CCR's or By Laws the Board decided that it would not be prudent to appoint non property owners to any committee.

**New Business.**

**Voting via the Web Site.** Greg Briner had requested that we consider allowing voting by members via the web site similar to the way many businesses allow voting by stock holders. The Board discussed this and decided that it would be too difficult to establish the required security measures to accomplish this task. Jo Green said the site does allow polling and we could possibly take non official straw votes via the web site.

**Neighborhood watch.** Several owners had asked about the possibility of establishing a Neighborhood watch program. The Board agreed that it was not the responsibility of the Property Owners association to run a Neighborhood Watch but that there was no objection to individual owners coordinating with the local law enforcement agencies to establish such a program. The Board agreed to sanction such a program but not to actually run it.

**Logo Contest.** It was suggested that we have a Logo contest to develop a unique and distinctive logo to be used on all Association correspondence. The Board agreed to sponsor such a contest. The instructions will be placed on the web site and in the next news letter. The cut off the contest will be the June Board meeting.

**Committee Reports.**

**ARC.** No member was present at the meeting and there were no architectural reviews for the last 30 days. The Board at the recommendation of the CCR Committee appointed another member to the ARC committee. Pat Dour was appointed to the ARC Committee.

CCR. The Board received a telephonic report from the CCR Committee. The essentials of the report were: The committee recommends that we not make piecemeal changes to the CCR'S. That they have been having weekly meetings and plan to submit a comprehensive report to the board at the next meeting. One of the recommendations will be the possibly of setting up guidelines for individual property owners to request variances from the CCR's.

WINDMILL. Barb Brown again ask that individuals please stop turning the windmill off and to leave the operation of the windmill to the committee.

ROAD. Jim Browning requested that the committee insure that the next time the roads are graded that small portion of Double U Rd between Reata Pass and the Double U cattle guard is graded. That portion of the road has not been graded in over two years.

CADDEN REPLACEMENT. Report is attached. The committee recommended that we proceed with actions to begin replacing Cadden as our management agency. Jo Green and Jim Browning will meet with Cadden in the near future to discuss the process with Cadden.

ADJOURN. The meeting was adjourned at 2:10 PM

Jim Browning  
Secretary

High Lonesome Property Owners Association  
Research Committee Proposal  
Replace Management Company  
April 15, 2006

After several meetings, much discussion and investigation the committee appointed by the Board to research replacing Cadden Property Management Company through recognition and accepting the duties charged in the Associations CC&R's and Bylaws thereby severing all ties with Cadden Property Management and becoming self sufficient and governing.

Therefore the following proposal and time schedule is recommended to the Board for acceptance and approval:

- A) April 15, 2006 (or at the convenience of the Board after the conclusion of the Board Meeting) a 30 day notice of severance be issued to Cadden Property Management.
- B) Establish a bank account locally through Tombstone Federal Credit Union
- C) Transfer funds by wire from California bank to Associations new account
  
- b) Retain an office at the community center in Elfrida, AZ [ proposed rental \$25 per month]
- E) Transfer and relocation of files to our new office location
- F) Purchase of office equipment and supplies
  - a) Paper
  - b) Envelopes
  - c) Copier
  - d) Printer
- G) Rent a Post Office Box at the Elfrida Postal Branch [ \$26 per year]
- H) All Association mail to be received at the new address; Officers, Board Members, Committees, Business Associates, Government Agencies, etc.
- I) Notification of address change to all including membership
- J) Contract of services (includes a 30 day severance clause); Company X will be retained for the following services:
  - a) Bookkeeping
  - b) Mailings
  - c) Filing
  - d) Insurance: The discussion here was, are we getting special group rate because of Cadden pooling their customers. We found that not to be the case as each POA is rated on its own activity and occurrences. Since we are insured until December 31, 2006 the Officers have plenty of time to request quotes from various insurance carriers to obtain the best annual premium.

Finances gave the committee our biggest concern so we propose a voucher system: All bills to be received by the Treasurer who will in turn generate a signed voucher authorizing payment. The voucher will then go to the President for review and signature and then forwarded to Company X who will issue payment and record the transaction.

All Officers and Board members will have access to the office, Members by appointment.

The Committee feels this proposal is well thought out with an easy flow of transition and beneficial to the association. We thank you for the trust and confidence you placed in us.

Therefore we urge the Boards approval and implementation.

Respectfully:

Jo Green, Grey Wolf Holt, Harry Huffman