

**High Lonesome Ranch Estates  
Property Owners Association  
Board of Directors Meeting  
9 December 2006**

**Call to Order:** The meeting was called to Order at 1:00 PM. At the Community Center in Elfrida, Az. Members present were Jo Green, Barb Brown and Jim Browning.

**Approval of prior minutes:** Motions were made seconded and passed to approve the minutes of the 11 November meeting.

**Treasurer's Report:** Jo Green gave the report there is \$8,370 in the operating account and \$10,045 in the reserve account. We have \$1,730 in delinquent accounts and \$369 of prepaid accounts.

**Old Business:**

**Delinquent Accounts:** Jim Browning presented a proposed letter to be sent to all delinquent accounts requesting that they pay their account and or be penalized per the association by-laws. The Board agreed to send it to all delinquent property owners.

**Gleeson Road Update.** Joe Alberti gave a short update on Gleeson road. Paul Newman our county supervisor agreed to support the road paving at last weeks town hall meeting in Elfrida. Details can be found at this web site  
[http://www.svherald.com/articles/2006/12/06/local\\_news/news11.txt](http://www.svherald.com/articles/2006/12/06/local_news/news11.txt).

**ARC Reviews By an Architect:** The subject of having house plans reviewed by an independent architect was discussed. A rumor had started that it would cost as much as \$800 for such a review. Barb Brown had called several architects and received quotes of \$75 an hour to perform such reviews. Jo Green and Jim Browning had previously discussed this with an architect from Bisbee and received a quote of \$175 per review. It was decide to discuss this at the annual meeting for possible implementation.

**Election Documents:** Jim Browning presented the election documents to the board for the January election. We only had one person submit their name for election to the one vacant position. The documents were approved and were mailed to all property owners on 11 December.

**January Membership Meeting Agenda:** Jo green ask for items that could/should be discussed at the annual meeting in January. As of now the following will be on the agenda for that meeting:

- Review of house plans by independent architect.
- Survey of property owners for possible CC&R changes.
- Gleeson fire district report.
- Town Hall Session.

**New Business:**

**Resignation of Board member:** Jo Green stated that Mr. Pass resigned from the Board of Directors on 6 December. Jim Browning proposed the following options for his replacement. That we ask for letters of intent to fill the position in the December news letter with a cut off of 15 January 2007. If we get only one applicant than they could be appointed per the by-laws if we get more than one applicant than we hold an election in January or February. The board members believed that it would be better to appoint to fill the position per the by-laws even if there is more than one applicant and the election committee was directed to come up with criteria for the appointment.

CC&R survey: The CC&R committee had submitted a proposed survey to be mailed to all property owners along with the ballots requesting input for possible CC&R changes. The committee chairman asked Jo Green if it could be delayed for some revisions and mailed separately. The separate mailing was approved.

Address and Email update request: Jo Green presented a form requesting address updates and permission to send property owners the news report, minutes and other correspondence by email rather than regular mail in order to save mailing cost. The form was approved and included in the mailing with the voting documents.

Fire Department update: Mr. Huffman submitted a Fire Department update to the Board. The essentials of the report are:

Basically we are still a fledgling and growing organization with much structuring and information dissemination to complete. The structuring is with the Federal and State Governments.

In 2004 we applied for and received the status of corporation with the State of Arizona. In addition this year 2006 we applied for and received our non profit and charitable organization status with the state.

What this means is that we are a fully registered Volunteer Fire Department and can accept funds in the means of grants and donations through solicitation. These funds will be used for informing the public of our existence, which eventually will lead us into a tax based organization. Funds will also be used to purchase equipment and housing.

We also have been, for the past three (3) years, working towards obtaining property from the County for its back taxes. This should come to fruition some time in 2007. This property is located in Gleason near to the old abandoned bar.

### **Committee Reports:**

ARC Committee. Three ARC reviews were submitted for approval and approved.  
An electric service plan for Gander on lot 21  
A well site for Brown on lot 119  
An entrance way for Alberti on lot 33

CCR Committee. No report.

Road Committee. The ditch on Legend Trail just south of the first wash has been repaired. Adele contacted Copper Valley Telephone and they sent RDI out to verify that it was where they put the phone line underground. It was, so they repaired it at no cost to the property owners.

Junior was contacted to fill in the ruts along High Lonesome Road from Tina's to Foothill Road. The work was completed.

A formal request was made by Keith Stanford (Lot 58) to put "Dead End" signs in English and Spanish in the following locations:

High Lonesome Road at; Mule Trail, Stirrup Lane, Eagle Trail, Rambling Road, Buckskin, Yearling Way and Foothill Trail. Stagecoach Pass at; Cowboy Pass. Reata Pass at; Old Adobe Lane and Pecos Lane.

The purpose of these signs would be two-fold. 1. To save time for emergency vehicles so they do not go down a dead-end road and lose precious minutes. 2. To keep illegal aliens from going down these roads thinking that there is an outlet.

The committee said they would look into the cost of the signs and present the cost at the next meeting.

Windmill. The windmill is pumping fine and all of the tanks were full as of 11 November.

**Next Meeting:** The next meeting will be the annual membership meeting to be held 20 January at the Elfrida Community Center in Elfrida. A potluck social hour will begin at 12:00 and the official meeting will begin at 1:00 PM.

**Adjourn:** The meeting was adjourned at 2:10 PM.

James M Browning  
Secretary