

High Lonesome Ranch Estates  
Property Owners Association  
Board of Directors Meeting  
18 February 2006

The Meeting was called to order at 1:00PM.

Members present:

Jim Browning, Barb Brown, Jo Green, Whitney Malone, Randy Pass.

Property Owners present per sign-in sheet:

Adele Crouch, Tony and Judy Rossbach, Greg Briner, Joe Alberti, Huffman's,  
Gary Thomas, Greywolf, Moonstar, Dave Kelley

1. A motion was made to approve the minutes of the January 14<sup>th</sup> meeting, seconded and approved.
2. Whitney Malone presented the Treasurer's report there was \$9842.69 in the operating account and \$5869.21 in the reserve account.
3. Double U Ranch Road: Jim Browning gave an update of the situation and said that the developer had offered to give the Association the money to give to the county to buy the road. A motion was made to buy the road but not seconded and it was agreed that Jim Browning and Pat Green would again approach the state land department about the road.
4. Lawsuit update: Jo Green read a letter from the association's lawyer giving the information the lawyer thought could be released without violating client confidentiality. The body of the letter is included here:

“Jeffrey T. Brei February 14, 2006

Members of the Association:

This letter is written to provide you with an update as to the status of the lawsuit involving Dolph Chiarino, Harry and Wanda Huffman, and Miles Buckley. The developer, Lou Christensen, and his lawyers at Snell & Wilmer, have negotiated a settlement with Dolph Chiarino. The settlement and its terms are confidential. However, I can tell you that the Chiarino mobile home will be removed from the property on or before July 11, 2006. I can provide you no further details on the matter between the Association and Mr. Chiarino, but the goal of removing the mobile home from High Lonesome Ranch will be achieved on or before the above date.

With respect to the Huffmans, Mr. Christensen and his lawyers are currently in negotiation with the Huffmans and their lawyers to resolve the issues. I cannot provide you further comment on that matter at this time.

With respect to Mr. Buckley, the Board is currently in negotiation with Mr. Buckley in an attempt to resolve his matter. I can provide you with no further information at this time on that matter.

As far as the lawsuit itself, we do not have a trial date set. Last month, we appeared before the court and informed the court of the pending settlement negotiations. As a result, the court did not set a trial date. I will be working with the lawyers for the Huffmans and Mr. Christensen to extend the procedural deadlines that are now in place with the court. So far, it seems as if all parties are in agreement that the case should be settled and not litigated.

Thank you very much.

Sincerely,

Jeffrey T. Brei”

5. Committee roles and Procedures: Jo Green presented a set of rules/guidelines as to what roles the committees would perform and how they would interact with the Board. A motion was made to accept the Committee Roles and Procedures as written and passed. A copy of the Roles and Procedures will be placed on the Associations website. A synopsis of the document is that each committee will have a Board member as liaison to that committee. The committee will carry out their function and provide recommendations to that Board member who will then provide the recommendation to the Board at monthly meetings. The Board will be the final decision maker in all situations.
6. Committee Member Appointments: The following committees were established:
  - a. Architectural Review: Bill Bender, Terrie Gent, and Stan Haag. Jo Green as liaison.
  - b. Conditions, Covenants, Restrictions and Easements: Russ Christopher, Duane Mosher, and Pat Dour. Whitney Malone as liaison.
  - c. Nominating/Elections: Adel Crouch, Russ Christopher, and Duane Mosher. Jim Browning as liaison.
  - d. Road Committee: Joe Alberti, Adel Crouch, Pat Green, and Ralph Mastroberte: Randy Pass as liaison.
  - e. Wind Mill: Bill Brown. Barb Brown as liaison.
7. Electrical Plan: A discussion was had in reference to the Electrical Plan and as to whether all electric lines from the road across individual lots must be underground. The decision was that vote taken at the December 7th 2002 Annual Meeting did require this and that Article 10.2 of the CCR’s also gave the Board the power to require that all power lines within lots and easement between lots be under ground.
8. Cadden Replacement: A lengthily discussion was held as to how and if the Association could take over the roles and functions of Cadden Management

Company in order to save funds. It was determined that not enough information was available. Harry Huffman offered his experience as an auditor and volunteered to head a committee to investigate the situation further and to make a recommendation to the Board. Harry asked for some volunteers to help on this project.

9. Garbage Collection: Whitney Malone said that there appeared to be little or no interest in the garbage collection effort and that nothing more would be done at this time.
10. Maps for Fed Ex, UPS and Emergency Services: Jo Green presented a map of High Lonesome made by Pat Green showing the location of all known house numbers currently on High Lonesome and stated that it was being given to all emergency services and as many other services as possible.
11. Web Site: Whitney Malone ask if the Board would consider putting some personal items on the Web Site specifically a monthly interview with one of the residents of the ranch perhaps with some accompanying pictures. The Board agreed to this and Whitney will be conducting interviews.
12. Fire District Request: Adel Crouch made a request on the part of the Fire District for the Board to allow the placement of a Fire/Ambulance station on the Association owned common area next to the windmill. It was the general opinion of the Board that this was not an acceptable location but agreed to take it under consideration.
13. Real Estate Signs: Jim Browning stated that he had a request from a property owner to allow the placement of a standard size real estate for sale sign in front of their property. In the past these signs have been prohibited making it difficult for perspective buyers to locate individual lots. A motion was made and passed to allow property owners to place one standard size real estate sign in front of their property. It was emphasized that this was for one sign and does not give approval for multiple follow me here type of signs.
14. Architectural Review Committee:
  - a. Approval was given to lot 85 to change the house plans for a previously approved house.
  - b. House and site plan were approved for the construction of a new house on lot 112.
  - c. Considerable discussion took place over the submittal by lot 41 which is one of the lots included in the current lawsuit for violation of CCR's. It could not be determined if the structures met the requirement of Article 10.2 of the CCR's . All of structures appear to be wood and some not constructed of all new materials as required by the CCR's. It was

determined that Jo Green would consult with legal counsel on this submittal.

- d. A submittal was presented for lot 34 for an all steel house. The Board could not agree if this was legal under Article 10.2 of the CCR's. After considerable discussion a motion was made to conduct a mail ballot to all property owners for a vote as to whether to allow other than stucco and masonry houses.

- 15. Road Committee: It was agreed that the roads were in need of repair but that the committee had been waiting for the winter rains which have never come this year. The contractor has already been contacted and should be grading the roads within two weeks.

The meeting was adjourned at 4:00 PM.

JAMES M BROWNING  
Secretary, High Lonesome Ranch Estates Property Owners Association