

**High Lonesome Ranch Estates
Property Owners Association
Board of Directors Meeting
17 June 2006**

Call to Order: The meeting was called to Order at 1:05 PM. At the Desert Pony in Elfrida. All board members were present.

Approval of prior minutes : Motions were made seconded and passed to approve the minutes of the April 15 and June 4th meetings.

Treasurer's Report. Whitney Malone reported that there was \$11,455 in the operating account and \$7,955 in the reserve account.

Call to membership: A call to membership was made. A property owner objected to the new format of having the call to membership prior to the board discussing the issues. A motion was made seconded and passed to have the call to membership after each discussion item in order to allow property owner input.

Old Business.

Cadden Replacement: Jim Browning ask if the committee could provide some sort of side by side cost analysis of what we were paying now vs. what the estimate cost would be if we take over the management ourselves. The committee said they would try to do that. The issue was tabled until the next meeting.

Gleeson Road: It was announced that the petition to pave Gleeson Road would be presented to the County Supervisors on Tuesday the 20th and anyone wanting to attend should be at the county meeting room at 08:45.

New Business:

Web Site Request: A request was made that monthly expenditures of the Association be placed on the web site. Jo Green the site manager and Whitney Malone the treasure said they were not sure of a good format to do that but that they would look into it and see if some meaningful format could be established .

Committee Reports:

ARC. A copy of the report is attached.

Architectural Reviews: The following architectural reviews were approved by the Board:

Whitney Malone Lot# 59. Tack Room

Keith & Zelda Stanford Lot# 58. Casita and shed.

Alisa Cook Lot# 13. House, Stable & Corral, and Courtyard.

Pat & Jo Green Lot#90/107. House Porch, Solar Gate, Water Features, Green House, Pipe Corrals, and Loafing Shed.

Road Committee. The signs for Reata Pass have been ordered and should be ready to install next week. We are not sure how they will be installed. We may need some volunteers or have Frank Flanders install the signs.

CCR Committee: See attached report.

Next Meeting: The next meeting is scheduled for 16 September. Hopefully at the Elfrida Community Center. Location will be placed on the web site when it is confirmed.

ADJOURN. The meeting was adjourned at 2:00 PM.

Jim Browning
Secretary

ARC Committee Report to the Board – June 17, 2006

ARC Committee members Bill Bender, Stan Haag, and Pat Dour held a meeting via conference call on May 31, 2006.

Topics of discussion were:

- Four recent review form submittals
 - Discuss the Architectural Review Request form developed by Bill Bender
 - Agree on a process that the committee would use in the future
1. Each submittal had been previously “discussed” via emails between the members, which resulted in additional requests for information from some of the people making the submissions. Based on the additional information, we agreed upon our recommendations to the Board, which we consolidated onto a single form for each submittal. Three of the forms were submitted to our Board Liaison, Jo Green, and a fourth was sent to Randy Pass, as it had been submitted by Jo and Pat Green.
 2. We unanimously agreed that the Board should adopt the Architectural Review Request form, recently modified by the ARC, (included as a separate document), and it be posted on the website for downloading by people wanting to make a submission.
 3. We agreed upon the following process for future submittals:
 - Member making the submission download the Architectural Review Request form from the HLRPOA website.
 - Complete it, in it’s entirety.
 - Submit 2 copies of the form and all supporting documentation to Cadden.
 - Cadden distribute copies to the ARC.
 - ARC members will provide their input to each other Committee member via email, and if there are any additional information/clarifications needed, agree upon which member will contact owner via email and/or telephone.

- Upon receiving needed information, a conference call would be held to finalize our recommendation.
- A single Architectural Review Committee form would be completed with our recommendation to the Board, and emailed to the ARC Board Liaison.
- Once the Board completes their review, notification would be sent by the Board to Cadden, the member applicant, and the ARC. (Confirm Board final decision via email to ARC members is sufficient)

A joint meeting between the ARC and the CCR Committee was held on June 15, 2006 via conference call, including Bill Bender, Stan Haag, Russ Christopher, Duane Mosher, and Pat Dour, and is covered by the CCR Committee report from Russ Christopher.

Respectfully submitted for the ARC by Pat Dour
Copies to Bill Bender and Stan Haag

CC&R Committee Report:

The CC&R committee is meeting via conference call each Thursday. Since the last Board meeting, we have been considering the answers returned to us by the ARC in April (regarding the CC&R committee questions to them--I will attach both the questions and the answers in a subsequent email to you). The CC&R committee also has considered other areas of the CC&Rs in addition to those mentioned by the ARC.

The ARC and CC&R committees had a joint conference call meeting on Thursday, June 15, 2006, to discuss two major areas of concern with the current CC&Rs. All 5 members were present (Russ Christopher, Duane Mosher, Pat Dour, Bill Bender and Stan Haag). There was a unanimous agreement that the CC&R wording about "modular" is confusing and that the restriction to "masonry/frame/stucco" is too confining. The solution arrived at is to "prohibit mobile, manufactured, and modular/prefabricated homes and require site built homes only--as being consistent with the CC&R intent as written in Article 10.2 'a first-class private dwelling....Only first-class materials and workmanship shall be used to build....' Although we would not recommend adding the following exclusions to the CC&Rs, we would recommend that the Board add it to the "Rules" document: that 'straw bails, rubber tires, Styrofoam, geodesic domes would not be permitted.'

"The CC&R committee would also recommend altering Article 10.5 to add 'composting toilets and/or other environmentally favorable waste and greywater disposal as approved by the Arizona Department of Environmental Quality'. Additionally, we recommend that the Board publish on its website information about greywater and rainwater harvesting techniques that the ARC and CC&R committee would encourage (but not require) landowners to consider in their construction plans."

"Finally, the combined meeting discussed the Architectural Review Request form which will be proposed by the ARC to the Board for approval and adoption. The CC&R committee agrees that this form complies with the requirements of the CC&R Articles 9 & 10 and encourages the Board to adopt this form."

Although this is a report of the CC&R committee, we are not making any request of the Board for motions or approvals, except for acceptance of the report and approval of the ARR

form. The CC&R committee will work on specific wording for the changes to the CC&Rs as we have discussed and reported. We will send the specific changes to the Board at a later date for approval and then to be sent as a ballot for a vote of the Membership.

Over the next month the CC&R committee will review additional articles of the CC&Rs for questions of problems of confusion or contradiction. If any Board member or landowner would like to comment upon their questions and concerns about the CC&Rs, please contact me through this email address.

Respectfully submitted for the CC&R committee, June 16, 2006

Russ Christopher