

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

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

All members of the Board of Directors were present.

Approval of previous minutes. A motion was made seconded and passed to approve the minutes of the February meeting.

Old Business:

Real Estate Signs. Jo Green pointed out that the Board had erred at the last meeting by voting to allow real estate signs in that they are specifically banned by the CCR's and that it was beyond the Board's power to change CCR's. A motion was made to rescind the rule to allow real estate signs until the CCR's could be formally changed. Motion was seconded and passed. Real estate signs will not be allowed inside of the ranch at this time.

Electrical Plan. The electrical plan was discussed in detail at the last meeting but the formal motion was delayed in order to allow the drafting of a formal written motion. The written motion was made as follows.

Move the electrical plan adopted December 8th, 2001 be amended as follows:

1. Above ground power and telephone lines must be located within the roadway easements only.
2. All other power and telephone lines must be placed underground.
3. Remove note one from the map, as it is confusing.

These three amendments to the power plan will take effect on March 18th, 2006.

The motion was seconded and passed.

New Business.

Architectural Review Process: Jo Green offered two options to strengthen the architectural review process.

Option #1

I would like to propose having the CC&R Committee involved in the Architectural Review process by making sure the request has all the information needed and to determine that each request meets the CC&Rs. My reasons are two fold 1) Strengthen the numbers that are doing the most important committee day-to-day job on the Ranch; 2) The CC&R committee should be the most knowledgeable regarding the CC&R interpretations and they could also draft any proposed Association Rules needed.

Option #2

Hire a professional architect to review all submittals containing a dwelling — Primary or Guest dwelling. The cost would be approximately \$150 per request and should be paid by the requester. This option assists in relieving the neighbor against neighbor problem.

The consensus was that combining the two committees was not a good idea and that adding \$150 to the cost was not acceptable at this time. The two committee chiefs agreed to meet and try to work out some sort of cooperative effort.

New committee appointment. A motion was made to appoint Les Brummett to the windmill committee. It was suggested that appointing a non property owner to a committee might not be legal. Jo Green said she would check on this and the motion was tabled.

Board E-Mail. Jo Green commented that she has been getting a lot of non Board business and extraneous email at the Board email address. She requested that members only send formal request, complaints or suggestions to the Boards email and that they not randomly forward discussions from some of the non official forum groups that are impossible for here to respond to.

Committee Reports:

Architectural Review. Three reviews were presented for approval. All three were approved.

1. A solar well site on lot 58 For Stanford.
2. A house on lot 21 for Gander.
3. A house on lot 34 for Pass.

CCR Committee. The CCR Committee said they were attempting to submit a formal proposal for changes to the CCR's. It was pointed out that the changes for Article 10.2 were pressing and that we really needed to accomplish the vote on those changes as soon as possible. The Committee said it will try and get them to the Board as soon as possible.

Road Committee.

The roads committee met at 1:00 p.m. on March 4, 2006. Members present: Pat Green, Ralph Mastroberte, Joe Alberti, and Adele Crouch. Randy Pass was unable to attend. The committee agreed to have Adele Crouch be the chairperson.

Pat Green will be the contact person with Frank. First order of business will be getting the roads graded as soon as possible. Then they will discuss getting estimates of various aspects of maintenance schedules. Discussed were: grading High Lonesome Road and Stagecoach Pass four times a year. Two of those grading times would include nearly all secondary roads. Two sections of Reata Pass along with a portion of Rambling Road and

a portion of Buckskin Trail are seen as “problem areas”. There was a lengthy discussion as to the repairs and maintenance of those areas. It was unanimously decided for the present to get “Primitive Road” signs to be placed on Reata Pass between Old Adobe and Double U, and just west of lot 134.

Joe Alberti will contact Stronghold Signs to get the prices for the signs and have the information for the board by March 18.

Ralph will drive the ranch and make a note of any roads that are missing the county “911” signs. He will report this information to Adele who will contact the county to put in any signs that are missing. Once all the county signs are up, it was suggested that the original, decorative, signs be removed and auctioned off to the property owners with the board to decide where the money should go.

Pat Green has taken maps with names and locations of persons currently living on the ranch to the Elfrida Fire Dept. He has also contacted UPS and FedEx. We cannot stress enough for EVERYONE to post your address on your driveway where it can be seen from the road. All new builders please get your information to Adele Crouch so that she can pass it on to Pat. He has agreed to continually update the maps and relay the updates to the Fire Dept.

Joe Alberti brought up the duties of the road committee and questioned what all it involves. He wondered if we are responsible for the clean up of garbage. It was decided to bring this issue to the board.

The cost of the signs was estimated to be between \$75 and \$105 each. The consensus was that it was not the Road Committees job to pick up trash or cut trees in the road area. It is hoped that individual land owners will police the areas along their property.

Wind Mill Committee. Les Brummett climbed the wind mill last week and oiled and greased it.

Cadden Replacement Report.

Committee’s Purpose: Review High Lonesome Ranch Estates POA contract with Cadden Management.

Mission: Determine the feasibility of replacing Cadden Management’s contracted duties with volunteer members performing those functions, either fully or partially.

Committee Members:

Jo Green, Greywolf Holt, Harry Huffman

Advisory to committee: Whitney Malone

This report is intended to make the Board of directors aware of the status of the committee’s research as of this date only and is not to be considered our recommendation, for which our endeavor is to present the committee’s final report with our recommendations at your next regular scheduled meeting.

To date we have found office space in Elfrida that will serve our needs as a central place for conducting the business of our association at a fair and reasonable cost.

In addition we have identified duties for which volunteers can easily perform within their busy lives and those that may have to be contracted, still reducing financial obligations we now incur.

On the issue of doing business with a local financial institution over one in California, we found this to be of no burden but in fact to be an asset. Tombstone Federal Credit Union is a full service institution, locally owned by its members. Affiliation with this institution would be an asset to our association including great public relations in the surrounding communities.

Regarding insurance paid through Cadden our concern was that we were getting a good group rate collectively with their other customers. We found that this is not the case as each organization is based on their own circumstance.

We remind the Board that this is not a complete or final report and are not recommending action. The committee intends to meet again to finalize our appointed charge, establish time tables and bring a recommendation to the Board at your next regular scheduled meeting.

We thank you for your confidence in the committee and your support in our ability.
Respectfully Yours'

Jo Green, Greywolf Holt, Harry Huffman

Next Meeting. The next meeting will be 15 April at the Elfrida Community Center.

Adjourn. The meeting was adjourned at 2:30 PM.

Jim Browning

Secretary