

**High Lonesome Ranch Estates  
Property Owners Association  
Board of Directors Meeting  
11 November 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, Whitney Malone and Barb Brown. Jim Browning was approximately 15 minutes late to the meeting.

**Approval of prior minutes:** Motions were made seconded and passed to approve the minutes of the 16 September meeting.

**Treasurer's Report:** Whitney Malone presented the treasurers report. There is currently \$8,838 in the operating account and \$9,627 in the reserve account.

**Old Business:**

**Web Page Financial Proposal.** Jo Green presented a proposed financial format to be placed on the association's web site. The format was approved and will be placed monthly in the documents section of the web site.

**Gleeson Road Update.** Joe Alberti gave a short update on Gleeson road. He said the county supervisors have admitted that they respond to the most demand and that we need to keep pressure on them by continuing to attend the county meetings and that we should try to have new people address them at each meeting. There was discussion of trying to get more non High Lonesome people involved in the action. Joe and others are going to attempt to get some of the state congress people involved in the project.

**New Business:**

**Meeting with Cadden.** Jo Green and Whitney Malone met with Cadden management since the last meeting and reviewed all of the billing procedures and fees that the association is being charged. They believe that by selectively assuming some of the work load we will be able to reduce charges by Cadden.

**Budget.** Whitney Malone presented a proposed budget for 2007. (Attached) It appears that because of delinquent accounts and additional road maintenance caused by the wet year that we will be short approximately \$1,500 on the 2006 budget. Whitney requested that we raise the association dues by \$20 to cover the anticipated additional expenses for 2007. A motion was made and seconded to approve the proposed budget. The budget was passed by a vote of 3 to 1. A motion was made and seconded to raise the association dues by \$20 for 2007. The motion passed by a vote of 3 to 1.

**Delinquent Dues.** We currently have \$2,150 in delinquent dues. Cadden has been sending monthly reminder notices to delinquent accounts with minimal response. It was decided to exercise the association's rights and to send each delinquent member a letter warning them that we intend to revoke voting rights on all delinquent accounts and to place liens on accounts that are more than 1 year in default.

Annual membership meeting and election. The annual membership meeting is scheduled for 20 January 2007 at the Elfrida community Center. The following time lines were established in order to conduct this year's election of one new Board member. The 17 November news letter will request letters of intent to run for board member. The cut off for the submission of letters of intent and biographies for anyone wishing to run for board member is 1 December 2006. Mail ballots will be mailed to all members after the 9 December board meeting. The cut off for returning mail ballots to the association will be 16 January 2007.

Web Cast Board Meetings. We had a request by a member to try and provide some sort of web cast or conferencing of the board meetings. There are no phone lines or internet access at the community center. The decision was that if any member wanted that type meeting that they would have to provide the equipment and access to do so at no cost to the association.

Possibility of annexing 164 acre lot. Barb Brown asked if it was possible for the association to annex the 164 acre lot belonging to Western Land that is located at the end of Reata Pass. There is nothing in the CC&R's that gives the association the authority to annex lots. The CC&R's do give the developer the right to add lots to the association as long as he owns one lot. It was decided that it will be up to the developer.

### **Committee Reports:**

ARC Committee. There was one ARC request from Mr. Pass lot 34. It was a resubmital requested by the ARC committee requesting clarification of outbuilding setbacks. It was approved by a 4 to 0 vote.

There was a discussion of the possibility of having ARC reviews done by an outside source other than members of the association. This was investigated several months ago by Jo Green and Jim Browning. The cost at that time would have been \$175 per review for an independent architect to review the submittals. The cost of which would have to be paid by the member submitting the request. It was suggested that we address this at the annual meeting.

At this point Dennis and Charlet Le Pard submitted a letter to Jo Green protesting the recommendations made by the CC&R committee at the 17 June 2006 meeting. Specifically addressing the proposal to ban geodesic domes and possibly other non standard construction techniques. The Board assured them that his was just a recommendation and that no changes to the CC&R's have been made and that this type of site build construction is still allowed.

CCR Committee. Reported that they were going to send a survey to all property owners asking for comments and suggestion for possible CC&R's changes.

Road Committee. The committee reported that all of the funds budgeted for 2006 have been spent and requested an additional \$2,000 to maintain the roads thru the rest of the year. They requested that the road budget be increased from \$5,980 to \$8,000 for 2007. They requested a special budget for 2007 to make repairs that are above and beyond normal maintenance. Jo Green said that there is \$1000 extra in the reserve account that we can probably transfer for road maintenance and that she will try to find some more. The road budget has been raised to \$8,000 for 2007. The \$4,000 for extra repairs is already in the reserve account and can be used when justified.

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

**Next Meeting:** The next meeting will be held 9 December at the Elfrida Community Center.

**Adjourn:** The meeting was adjourned at 2:35 PM and the Board then went into closed session to discussion pending litigation.

James M Browning  
Secretary