

**High Lonesome Ranch Estates  
Property Owners Association  
Board of Directors Meeting  
16 September 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, Jim Browning, Randy Pass and Barb Brown.

**Approval of prior minutes:** Motions were made seconded and passed to approve the minutes of the June 17 meeting.

**Treasurer's Report:** Whitney Malone was not present and no report was given.

**Call to membership:** A call to membership was made and there were no comments from members.

**Old Business:**

**Cadden Replacement.** The Board requested a risk assessment and a contingency plan at the last meeting but none was submitted so the matter was tabled.

**Gleeson Road Update.** Joe Alberti gave a short update on Gleeson road. The county has allocated \$200,000 for repairs and intends to improve the road as they can. The county is also sending letters to the property owners who still own parts of the road asking them to deed the road to the county. Joe will continue to attend the county meetings and ask others to attend also.

**Web Page Request for Financial Information.** Jo Green said she had a request for a financial web page at the last meeting but no one submitted a design for this page. As soon as someone steps forward to define what they want on the website Jo will work with them to create a financial reporting page.

**New Business:**

**Gander Electric Request:** Jo Green said she had received a request from The Ganders Lot #21 to allow one telephone pole to be placed on their lot in order to cross a sand wash that SSVEC said they could not run underground cable thru. Jo Green said that she would request that the Ganders submit the SSVEC plan for the pole for review. The Board agreed that the request would probably be permitted once the plan was submitted.

**Architectural Review Guidelines.**

**ARC Form.** Jo green made a motion to make the ARC form that is on the web site mandatory for all ARC submissions. The motion was seconded and passed.

**Addition to ARC Guidelines.** Jo Green made a motion to include the following in the current ARC guidelines.

**“A unit that is built on a permanent chassis is deemed to be a mobile/manufactured home and is not allowed based on 1.9 and 10.4 of our CC&R’ss.”**

The motion was seconded and passed three to one Mr. Pass voted no.

New ARC Guidelines. The board agreed that we need a new and more detailed set of ARC guidelines. Mr. Browning handed out several examples of guide lines used by other property owners association for ideas on how to make ours better. It was agreed that the ARC committed would be ask to develop a more detailed set of guidelines. It is hoped that a draft set could be developed by the October meeting and a final set by the November meeting.

The CCR Committee had submitted a recommendation for a CCR change. A copy was given to each Board member to review no action was taken on this matter.

Annual Meeting. A short discussion took place reminding all Board members that we need to start planning for the annual meeting. It was agreed that the tentative date and place would be 20 January 2007 at the Elfrida community center.

### **Committee Reports:**

ARC Committee. The committee presented three reviews for approval.

A well house and road were approved for the Barton’s on lot #43.

A Casita and supporting structures were approved for the Dours on lot #122 and horse facility on lot #109.

CCR Committee. No report.

Road Committee. The committee reported that they had been trying to keep the roads as passable as possible with all of the heavy rain that we had this year. Repairs had been made to the damaged areas and funds to the order of \$1100 (this was paid to Frank for normal grading) and \$1800 had been spent repairing the washes and other damaged areas. They are well within their budget and intend to have all of the roads graded and repaired after the rains are gone. The committee emphasized that the repair budget was for repairs and not for new construction. Two areas that need work are Rambling Way and Reata Pass. Both of these locations require work beyond normal repair. The committee asks that any left over road funds at the end of the year be moved into an emergency road fund. The dangerous dip signs for Reata Pass are made and paid for and just need to be installed. The committee was attempting to get the county to put up the green and white street signs for all of the roads. It was pointed out that during the process of grading the roads some road dirt may be pushed in front of driveways. It is to expensive and time consuming to have the grader try and remove these small berms and that it is the owners responsibility to clear these areas similar to the way owners in most areas have to clear driveways after snow plows come by. The committee ask if it might be possible to have a separate link on the web site for just the road committee.

At this point the road committee submitted a letter to the Board objecting to one of the Board members asking questions of and possibly dealing with one of the road-grading contractors. The Board accepted the letter and reconfirmed that the road committee had the responsibility for the roads.

**Next Meeting:** The next meeting will be held October 21 at the Elfrida Community Center.

**Adjourn:** The meeting was adjourned at 2:35 PM and the Board then went into closed session to discuss pending litigation. Jo Green asked Mr. Pass to excuse himself because of a possible conflict of interest. Mr. Pass objected. Jo Green then said the association lawyer had advised that Mr. Pass should not be present at any discussion involving the litigation against Mr. Huffman, and if he insisted on staying the meeting would be canceled. Mr. Pass asked if this would delay the settlement. The answer was yes. He then excused himself from the meeting.

James M Browning  
Secretary