

HL Board of Directors Meeting:
Meeting Minutes:

July 28, 2007

The meeting was held at the Tombstone Motel, Tombstone, Arizona. Meeting was called to order at 10:00 a.m. Board members present were Pat Dour, Barbara Brown and Jo Green.

Minutes of the previous meeting read and approved.

Financial report was read and approved.

Committee Reports:

ARC Report: Lots 43, 119 and 109 were approved by the ARC committee and by the Board. Discussion regarding streamlining the ARC request procedure resulted in a decision to modify the ARC form, and also to “fast track” requests for improvements other than structures – fences, wells, septic systems, roads, etc. Requests for structures would continue under the same process, and include a courtesy notification being sent to property owners of adjacent lots, in case they want to contact their neighbor to discuss their structure placement. They would also be aware of the status of submissions in case they wanted to attend a Board meeting to review details on any proposed structures. A place would be added to the HOA website to post and update the status of ARC requests.

Road Committee: It was decided that the responsibility for the roads would be assumed by Board members Jo Green and Barb Brown. A written scope of work will be used to obtain quotes from licensed contractors to perform the road work on the ranch. Due to this, the Road Committee is dissolved, effective immediately.

Windmill Committee: The lock has been cut off the windmill for a third time and a person continues to turn the windmill off. This makes it impossible to keep the tanks full. At the direction of the Board, Bill Brown has shortened the cable and manufactured a device that only he has possession of so he can continue to keep the windmill running when necessary.

Unfinished Business:

Legal Action Update: All signatures have been received on the settlement agreement between all parties in regard to the Huffman's. The Wygle/Buckley settlement is being circulated for final signatures. Any property owner that wants a copy of the Settlement Agreement should request one by contacting the Board, and a copy will be sent.

CCR Survey: So far 22 survey forms have been signed and returned to Cadden. It was noted that some people did not receive all three of the double sided pages of the survey. The Board will post all of the pages on the web site for homeowners to download, in case they received an incomplete one.

Road Improvement Requests: The Board has received letters from two homeowners inquiring about the possibility of financial help from the Board and/or Developer for improvement of their road to their property. The Road Committee had already recommended to the Board that no action be taken to improve the roads, only maintaining them. This was discussed and decided at an earlier meeting this year. There were still two requests received since that meeting, so the topic was discussed again. After lengthy discussion with the members present, it was decided that the responsibility of the Association is to maintain the roads in the condition that was present when the responsibility for the ranch was assumed by the Association. The roads will be therefore be maintained in the same as the condition when the property owner purchased their property. Letters will be sent to the two property owners that submitted requests to the Board confirming this continued position on the roads.

New Business: The Board members voted for new members to replace Adele Crouch and Whitney Malone. Pam Greene was voted to complete Whitney Malone's term through the end of 2008; and Eileen Ahern was voted to complete Adele Crouch's term through the end of 2009.

Meeting was adjourned at 12:05 p.m.