

HL Board of Directors Meeting:
Saturday, 17 November, 2007
Elfrida Community Center, Elfrida, AZ

Agenda and Meeting Minutes:

- Call to Order (1000 hrs): Board members present included Jo Green, Pam Greene and Eileen Ahearn. HL Neighbors in attendance included the Gents, Pat Greene, Alisa Cook, Phyllis Cavanaugh, Randy Pass, GL Holt, Judy Rossbach, Wanda Huffman, Greg Briner, and Russ Christopher.
- Review the agenda: Ranch Safety added for discussion.
- Approval of Sep 07 Board Meeting Notes: approved.
- Old Issues:
 - Special Topic: Lighting Code and how to retrofit: Bob Gent hosted a helpful discussion with questions and answers on the Cochise County light code as of 2005 and how it applied to us at the ranch. The new light code can be seen on the HLPOA webpage (hlrpoa.com) in documents. Bob also brought samples of shields to retrofit old lights and bring them into compliance.
 - Legal Update: no new information available.
- New Issues:
 - Annual Meeting: Scheduled for Saturday, 16 Feb 08 at the Elfrida Community Center. Potential Guest speakers discussed (and who to coordinate for them) include: Gleeson Road update by ADOT or County Supervisors (Greg Briner/Joe Alberti to request); Border Patrol (Greg Briner to request), Neighborhood Watch programs by Cochise County Sherriff (Greg Briner/Joe Alberti to request),
 - Treasurer Report
 - Reviewed proposed 2008 Annual budget. The Board approved the 2008 budget and will distribute to all property owners.
 - Discussed the new format for the monthly budget updates. The Board approved the proposed format for future board meetings.
 - Discussed the proposal to post our annual budget and current status on our HLR POA webpage. After discussion of the proposal where many members were opposed, it was voted disapproved by the board. The board will not post the POA budget on the web page. The annual budget will continue to be mailed to each property owner annually.
 - Discussed that the board would allow a new insurance provider to propose a bid next year before the annual renewal.
 - Discussed options on how to spend the current 10K surplus in the operating budget. (see below: Ranch improvement projects)
 - Ranch Safety concerns/issues: Several property owners mentioned that they were concerned about ranch safety, primarily the ability for emergency vehicles to find homes. The members did not want to form a ranch Safety committee and no member present volunteered to lead an informal ranch safety group. Alisa Cook and Greg Briner agreed to meet informally to discuss possibilities.
 - Ranch improvement projects: There is about 10K surplus in our annual POA operating budget. At the September Board meeting we agreed to solicit ideas/ ranch projects from the members for discussion and voting. While no detailed proposals have been submitted, some ranch projects mentioned included a ranch map at the entrance (Jim Browning), extra road improvement projects (the board has requested recommendations and cost estimates from Frank Flanders), and community mailboxes vicinity the ranch entrance (Russ Christopher). Our Treasurer, Jo Green, also proposed rolling that surplus money into our Reserve Fund for legal use, if needed in the future. A review of previous year's budgets indicates that Western Land (not the POA) has paid an average of \$15K per year for the last three years on legal issues. No vote or decision was made. The board will continue to solicit ideas from property owners for discussion and later voting. The Board will also add the opportunity for discussion input on the HLR POA web page.

- Road Update: Roads were all graded in Sep 07. Attending members and board reps were still satisfied with the current status of roads. No one requested another grading by years end. The Board agreed to coordinate for next grading in late Jan/early Feb 08.

- Committee Updates/ Reports:

-- ARC

- Lot 16 (barn): Property map with the position of the new barn provided. Elevation drawing to be provided. ARC recommended approval of request. The Board voted to approve the request.
- Lot 13 (power exception)/lot 20a. The ARC recommended disapproval. The property owner presented arguments for allowing the exception (power plan not CCR enforceable / legally binding to property owners). The Board voted to request a review by Cadden on whether the Ranch Power plan is binding on property owners. The Board also voted to postpone any decision on the request until it has obtained this opinion.
- Lot 20a: During discussion of Lot 13's power request it came to the board's attention that the owner of Lot 20 had not notified the HLR POA Board of his intent to divide and sell of a portion of lot 20 in accordance with the CCR. GL Holt agreed to send the appropriate information to the board.
- Whether a photo/ drawing/elevation rendering is required for an improvement other than a residence? The board voted and agreed to replace the word "home" with "improvement or structure" on the updated ARC request form so that it is clearer that a drawing is requested and required for all improvements.
- Whether an AR requests that seeks a variance from the CC & Rs should be accompanied by proof that a variance is required or beneficial? Not discussed.
- Express system for ARC reviews for non-structure request? Not discussed.

-- CCR

- Status of CCR survey and recommended next step. The CCR committee, represented by Russ Christopher, presented the status of the recent CCR survey (see attached). Of the over 100 surveys sent, 34 were returned. While the results were informative they remain inconclusive at this point. The CCR committee recommended we update the survey to make it easier to use, post it on the web for continued comment/input, and continue discussions at the next board meeting, and present the survey and status at the Annual meeting in Feb 2008. The board approved the four CCR committee recommendations.

-- Windmill: See attached. The board approved the fixing of the trough by the windmill committee.

-- Nominating: No one has yet indicated they would be interested in running for the board during the next annual election. The suspense (deadline) for nominations is not until 1 Dec. The board agreed that nominations would be an agenda item during the next board meeting.

- Correspondence discussions (due outs): Legal status response/Lot 62: no discussion.

- Procedures discussion: The board discussed and approved three new procedures:-1- Email correspondence; -2- Agenda items for Board meetings; -3- Complaints. Details on these procedures will be published in the December 2007 Newsletter and subsequently posted on the HLR web page.

- New Item: Pam Greene, Board member at large, tendered her resignation effective immediately following the Nov board meeting. The board will work to fill the position prior to the Annual election.

- Next Meeting: **CHANGE**: The next Board meeting will be Friday, 28 December at Schieffelin Hall in Tombstone, AZ at 2PM. The primary agenda item will be to fill the board vacancy, nominations for the upcoming Annual elections and mail packets for the upcoming Annual Meeting. There will also be a board meeting following the Annual meeting on 16 Feb 08.

- Review of Action Items (due outs):
 - Greg Briner volunteered (ICW Joe Alberti) to coordinate guest speakers for the Annual meeting (Feb 16, 2008): Border Patrol, Cochise Sherriff Dept (Neighborhood watch programs) and County Supervisors/ADOT on Gleeson Road.
 - Eileen to create a page on our web site to solicit ideas and feedback on potential ranch improvement projects.
 - Eileen A to coordinate with Jim Browning for more details on the ranch map (his suggested ranch improvement idea).
 - Russ Christopher volunteered to write up a paragraph for web posting on community mail boxes at the ranch.
 - Jo G to coordinate w/ Frank Flanders for a proposal/presentation during the Feb or following board meeting.
 - Jo G to present an update on delinquent accounts during an upcoming board meeting.
 - Jo G and Russ C to update the CCR survey form for posting on the web per the CCR discussion above.
 - Jo G to update the ARC form for posting on the web per the ARC discussion above.
 - Jo G to coordinate for a review by Cadden of the Electrical Plan per the ARC/Lot 13 discussion above.
 - Eileen to poll other board members for a suitable date for the late Dec/early Jan next board meeting per discussion above.
 - Eileen to coordinate and publish Board meeting minutes.
 - Eileen to coordinate and publish the next HLR News Report in Dec 2007.
 - Eileen to update the HLR POA web page.

 - All issues above were agreed to by the board with a unanimous vote of 3/3 in favor.

 - Call to public: No other issues.
- The meeting adjourned at 12:50 PM.

WINDMILL REPORT FOR NOVEMBER 17, 2007

I have no problems to report with regard to the windmill. The tanks are full. With respect to the trough and the damp ground around the crack; this crack can be easily fixed with little expense. The tank must be repaired from inside as that is where the pressure is coming from. No repairs should be made to the outside of the trough as it would not correct the problem. The homeowners need to be aware that the amount of water seeping from this crack is minimal at best. In order to fix this crack I will have to empty the trough and that means putting 150 gallons, or more, of water on the ground. Also the homeowners should be informed of two things:

1. The evaporation from the big tank and the trough far outweigh any seep coming from the trough.
2. Since wildlife have been using the cracks in the trough as a source of water for decades, I am hard pressed to justify cutting it off to the smaller animals that do not have access to the water inside the trough , i.e. insects, snakes, lizards, baby quail, rabbits, squirrels and more.

Please advise me of the Board's decision which I will abide by.
Sincerely, Bill Brown