

HL Board of Directors Meeting:  
Friday, 28 December, 2007  
Schieffelin Hall, Tombstone , AZ

Agenda and Meeting Minutes:

- Call to Order: (2PM): Board members present included Barb Brown, Jo Green and Eileen Ahearn. HL Neighbors in attendance included Bob and Kim Shaw (22), Terrie Gent (14), Pat Greene (9), GL Holt (20B), Harry and Wanda Huffman (7), Joe Alberti (38) and Russ Christopher (101).
- Review the agenda: Added Arch review of Lot 100 (Haag's) and Treasure update; and changed the sequencing of discussions.
- Approval of 17 Nov 07 Board Meeting Notes: approved.
- Old Issues:
  - Replacement for vacant board position: Pat Greene was voted unanimously to fill the board vacancy. Pat participated in the remainder of the meeting as a board member.
  - Notification of Lot split (Lot 20- Holt's): The board acknowledged the notification of the split of Lot 20 into Lot 20A (> 20 acres and sold) and Lot 20B (18 acres and retained by owner) (which includes land swapped w/ Lot 13 (Cook's)). Board will send formal acknowledgement to GL Holt and record the dues adjustment for the new owner (Cook).
  - Lot 100. The board voted unanimously to suspend Lot 100's temporary architectural review approval.
  - Procedures: The board reviewed and approved procedures for: Email response procedures; Board meeting agenda items; Complaints; and release of email addresses. The board also accepted the motion to capture and record all procedures as a subcategory of Ranch Rules. See the December 07 News Report for a recap of Rules: Procedures.
  - Nominations for the 2008 elections: One member has volunteered to run. The nomination committee continues to recruit other volunteers. The final deadline for nominations adjusted to 15 Jan 08.
  - Annual 2008 Property Owners Meeting:
    - \* scheduled for Saturday, 16 Feb 08, Elfrida Community Center, Elfrida, AZ. Pot luck to start at 1200/noon w/ the Annual membership meeting starting at 1PM.
    - \* Agenda: board approved the agenda. See the December 07 News Report for details.
    - \* mailing content /timeline: Content to include: ballots for vacant HLR POA board positions with supporting biographies; survey to property owners for the allocation of surplus operational funds; and a property owner address and email update and release form. Timeline: to be mailed @ 18 Jan 08.
  - Legal Update: According to our POA lawyer, Jeff Brei, the Wygle settlement has been signed by all parties. Mr Wygle now has until 31 Dec 07 to remove the unauthorized structures and submit for architectural review the updated house plans. All costs associated with this law suit were paid for by the developer, Western Land, and there has not been any financial impact on the HOA or the dues.
  - Correspondence discussions (None outstanding less that mentioned here in)
- New Issues:
  - Committee participation: a bid for more participation in committees was offered. A write up will be included in the Dec 07 News Report.

-- Next News Report content: Will include the usual plus the agenda for our annual meeting, info on voting for new board members, discussion on committee participation and HLR Rules/Procedures and an update on the Gleeson Fire Department Board of Directors.

- Committee Updates/ Reports: (none requested this meeting)
  - ARC:
  - CCR
  - Windmill
  
- Treasury Report: The board reviewed the Nov 07 status of HLR POA funds. We are still waiting the final end of year statement from Cadden. The board voted to invest POA Reserve funds in better interest gaining accounts.
  
- Next Meeting: Annual Meeting followed by Board meeting: 16 Feb 08, Elfrida Community Center, Elfrida, AZ. Pot luck start at 1200/noon w/ the Annual membership meeting starting at 1PM.
  
- Closed session (legal)
  
- Board meeting reopened to all attendees:
  - Power exception request (Lot 13- Cook's): Per the Nov 17, 2007 board meeting minutes, the board consulted Cadden and legal counsel. In view of recommendations/input the board voted to disapprove the power exception request.
  - Correspondence: The board voted to respond by letter to correspondence received by a representative of Mr and Mrs. Gray (Lot 99).
  
- Review of Action Items:
  - Jo G to forward 2007 election procedures packet to nomination committee for review and updating for 2008.
  - Eileen A to prepare draft survey for property owners on the use of excess operating funds to be included in our Jan 08 ballot mailing.
  - Eileen A to update and distribute for review HLR POA Vol III, No 4 News Report, dated Dec 07 with content and material approved during this board session as reported above.
  - Pat G and Jo G to prepare letters in response to correspondence received by a representative of Mr and Mrs. Gray (Lot 99).
  - Joe Alberti volunteered to take lead on ranch map proposal pending status with current lead.
  - Jo G to coordinate with Cadden for formal letter responses on architectural review requests from Lot 13, Lot 100 and Lot split by Lot 20, to include dues and owner record adjustments for new owner of Lot 20A.
  - Eileen a working HLR web page updates to include suggestion page, architectural review status matrix, CCR survey and upcoming vote for new board members.
  - Board members: Update, approved and disseminate Ranch Procedures/Rules
  - Jo G to respond to Barbara Bell's request for email addresses
  
- 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 4:24 PM.