



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 11 October 2008
Schieffelin Hall, Tombstone, AZ



Cadden Management Company, (Attn: Vicki M. Jacobs-Beasley ACCM), 555 East Wilcox Drive, Suite L, Sierra Vista, AZ 85635
Official email: admin@hlrpoa.com Official website: www.hlrpoa.com

Agenda and Minutes (approved 13 December 2008)

- Call to Order: (1105): Board members attending included Pat Greene, Sue Browning, Jo Green and Jeff Shelton. HLR Property Owners in attendance included Dave Kelley (124) and Terrie Gent (14).
- Review/Approval of 8/9/08 Board meeting minutes. Approved with no changes (posted on our official HLR webpage at: <http://www.hlrpoa.com/>).
- Treasurer's Report: The board reviewed the status of HLRPOA funds as of September 08 and accepted the report as submitted. There was discussion on the discrepancy in legal fees: Lou owes \$3480.50. A bill was received from Frank for road grading in the amount of \$3200, and we have not been billed for our website. The 2009 Budget proposal did not differ significantly from the 2008 Budget of \$21,440. Jeff asked if the Insurance premium will stay the same. Jo G commented that there will be no significant changes. In December, 2008, we will ask for the formal budget approval. Jo G motioned for approval of the report with a second from Jeff S. The motion carried unanimously.
- President's Report: no comments
- Committee Reports/Recommendations:
 - ARC: No Committee members present. Jo G motioned to table the ARC changes to the next Board meeting; Jeff S seconded the motion. The motion carried unanimously.
 - CCR: No Committee members present. Jo G motioned to table the CCR changes to the next Board meeting; Jeff S seconded the motion. The motion carried unanimously.
 - Windmill: Dave K reported that the tank was full and everything was working well. Sue B motioned that the board accept the report; Jo seconded the motion. The motion carried unanimously.
 - DRC: In the absence of Harry Huffman, Sue B reported there was nothing significant to report. Jo G motioned for approval; Jeff S seconded. The motion carried unanimously.
 - Road: Jo G reported that the Committee is working well together. Ranch roads need a set schedule, four times per year. The first grading would be mid-December. We need to get our schedule on Frank's calendar one year in advance. Four road gradings will cost \$10,400. Any emergency gradings should be paid from our Reserve funds. Jo G motioned to have the roads graded the second week of December, 2008, with a second from Jeff S. The motion carried unanimously. The President requested that the Committee submit a written report before next board meeting outlining the grading schedule.
 - Other Road Discussion:
 - Complaints: Jo G addressed the Old Adobe and S-bend complaints. Regarding these, Frank worked four hours to get rocks out of the road. There may continue to be rocks after



excessive road repairs. We should allow Frank to continue his repair work. All complaints should be directed to the Road Committee. Jo G discussed Harry Huffman's request to Frank that he not make water-cuts on his property. President Pat Greene commented that complaints of this nature should be handled first by the Committee and recommendation submitted to the Board for action. Harry's request will be submitted to the Road Committee for recommendation. .

- Road Projects: The Number 1 priority is widening the culvert on Stagecoach (cost: ~\$3500). Frank recommends that we use the two culverts on Saddlebag to extend the culvert on Stagecoach. Related to this action is Priority Number 6, the removal of the two culverts on Saddlebag (cost: \$4500). Jo G discussed that we should start working on our road projects in Dec, '08 with the next grading. Jo G motioned that we start Priority 1 and 6 (as discussed above) in Dec, '08 (cost: ~\$8000), with a second by Sue B. The motion carried unanimously.

- Nominations: The Committee is in need of a third member. Grey Wolf was suggested as a good representative. President Pat Greene will call him with a request to serve on the Committee.

-Old Business Action Items

- Grocery cards program: Jeff S had nothing significant to report.

- Revised legal representation negotiation: no update to report.

- Cadden Services Transfer. It is more convenient to transfer the services to the Sierra Vista office. There was a previous motion to transfer services from Tucson to Sierra Vista, submitted by Eileen A (in writing), with a second by Jo G. The motion was carried unanimously. Jo G recommended we invite Mike Cadden to our December, 2008 Board meeting to discuss a "clean" transfer.

- 2009 Annual Meeting Discussion. The meeting is tentatively scheduled for 21 Feb, '09 at the Elfrida Community Center. A Pot Luck is a good idea. The idea of having Guest Speakers was discussed and Property Owners will be asked for their ideas/opinions. President Pat Greene commented that the primary reason for the Annual Meeting is to elect new Board members (there will be two vacancies) and if there is not a quorum present no new business will be conducted.

- New Business Action Items: None

- Other Announcements: None.

- Next meeting: 13 Dec, '08, 1100, Schieffelin Hall, Tombstone, AZ.

- Executive Session: Convened at 1155

- Reopen Meeting: 1205



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- Call to Public: : Dave K asked about feasibility of garbage pick-up or a community dumpster. Jo G commented that many Property Owners use the Elfrida Transfer Station. This will be a discussion item for the next Board meeting.
- Review of Action items:
 - Pat Greene:
 - Contact third person to serve on the Nominating Committee.
 - Confirm Schieffelin Hall for 13 Dec 08 meeting.
 - Jo Green:- Confirm Elfrida Community Center for 21 Feb 09 Annual Meeting.
 - Provide formal responses to Road Committee complaints.
- Adjourn: The meeting adjourned at 12:20PM.