



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting:
Saturday, 14 June 2008
Tombstone, AZ



Cadden Management Company; 1870 West Prince Road # 47, Tucson, AZ 85705
Official email: board@hlrpoa.com
Official website: www.hlrpoa.com

Minutes (draft as of 6 July 2008):

- Call to Order (1100): Board members attending included Pat Greene, Sue Browning, Jo Green and Eileen Ahearn. HLR Property Owners in attendance included George and Edna Barton (43), Dave Kelley (124), Russ Christopher (101/102/103), Greg Briner (35/37/38), Joe Alberti (35/37/38), Wanda and Harry Huffman (7), Wolf and Star Holt (20B), Gary Thomas (84/85), Dennis and Charlet LePard (98), and Stephanie Witkowski (87,93,94,95). Guest included our guest speaker Pamela Housh.
- Special Topic: Wind Farm on Mule Mountains: Our guest speaker, Pamela Housh, a local resident who lives off the grid, presented an informative briefing on the status of Clipper's petition for a special use permit to establish a test wind farm in the Mule Mountains on state and private land. While as of May 08 all permit request had been withdrawn and no active permit request is currently being considered by the Cochise P&Z Commission, a group she is a member of is tracking potential permit actions. If you are interested in more information please contact Pam Housh at pamsquared@aol.com.
- Review/Approval of 4/20/08 Board meeting minutes. Charlotte LePard requested one change (posted on our official HLR webpage at: <http://www.hlrpoa.com/>). With one change the minutes were approved.
- Treasurer's Report: The board reviewed the status of our funds as of May 08. Jo also reported that Cadden had started charging late fees (18%) to property owners who have not paid their assessment fee within the time limit as specified in our CCR (paragraph 7.2). This led to a discussion about inviting Cadden to the next board meeting to meet with property owners to resolve any issues they may have. Jo agreed to invite Cadden to our 9 Aug meeting for a 10AM working session. If Cadden can attend, PO with issues should bring all their supporting paperwork for a face to face discussion with our Cadden reps. Eileen A motioned to approve the treasurer's report and invite Cadden to our upcoming meeting, Sue B seconded the motion, and the motion carried unanimously.
- President's Report: Pat G, HLR President, shared his view on four items. Item one was a proposal by board member Jeff S that we will look into programs by the various food chains which donate profits to non-profit organization. Since the HLR POA is a non-profit we may be able to receive some of those funds to offset POA assessments. More info to follow. Item two was a reminder to all POs that a copy of the Community Association Laws of AZ by Scott B. Carpenter, Esq, and published by the AZ State Bar Association is available for any PO in Pat Greene's Tombstone Office. Item three was to inform POs that if they could not attend our bi-monthly board meetings that they were entitled to appoint someone to serve as their representative at our meetings. Lastly was to remind PO that the taping (audio or video) and release of our board meetings requires the permission of all members present at the meeting and that while in the past we have not objected, we may not consent to future taping attempts.
- Committee appointments. We reviewed the list of POs who volunteered for our various 2008 committees. Our HLR committees and volunteers names are posted on our official web site under the committees tab (<http://www.hlrpoa.com>). Many thanks to everyone for their participation.
- Committee Reports/Recommendations:



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- ARC:

-Recommendations for change in process. The ARC's temp chair person, Joe A, submitted proposals for board consideration. Jo G motioned that the Board acknowledge the proposals and table discussions on the proposals with the ARC for a working session. Eileen A seconded the motion and the motion carried unanimously. The working session will be held Friday, 11 July, 3PM at 6463 Reata Pass (lot 126). All ARC and board members are encouraged to attend.

- Architectural Review Request (ARR): Lot 13 (Cook): solar power: Eileen motioned to incorporate the minutes from our 11 May Special Board meeting held to review/approve the solar ARR within CCR time limits into these minutes (see below). Sue B seconded the motion and the motion carried unanimously.

- Fast Track Procedures (FTP) - While the board adopted new Fast Track Procedures for ARR submissions during our 20 April board meeting, subsequent internal discussion between ARC members resulted in the withdrawal of their FTP recommendation. The ARC's concern was that the FTP as proposed/written potentially violated the AZ open meeting law. As a result of the withdrawn ARC recommendation, Eileen A motioned that the board reverse its earlier decision to approve FTPs. Sue B seconded the motion and the motion carried unanimously.

- CCR: Russ C, the CCR chair, reported that the CCR would be meeting in July to relook the previous inputs and work on a new change to CCR ballot proposal.

- Windmill: Dave K reported that the large water tank was full and all other parts are functioning properly.

- DRC: Harry H, the new DRC chair, reported progress on organizing, updating the DRC mission statement, and procedures for handling DR issues. He also reported that the DRC would continue their working sessions to finalize procedures before handling DR issues *and proposed a DRC/Board working session. Board proposed adding DRC discussion and charter presentation to the 11 July ARC working session.* Sue B motioned for the board to accept the DRC update, Jo G seconded and the motion carried unanimously.

- Nominations: N/A

Break: The board took a break from 1241-1246 PM.

-Old Business Action Items

- Road maintenance assessment & plan.

- Maintenance Schedule: Sue B motioned that given our road maintenance budget, that the board specify that the roads would be maintained a minimum of three times per year with a flexible 4th, if required (no months were specified). Jo G seconded the motion and the motion carried unanimously.

- Re-establishment a Road Committee: Eileen A motioned that the board re-establish a road committee w/ new proposed duties (posted on our official HLR webpage at: <http://www.hlrpoa.com/>) and with Jo G as the board liaison. Sue B seconded the motion and



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the motion carried unanimously. Charlet LeP, Greg B and George B, attending POs, enthusiastically volunteered to serve on the committee. To allow non attending POs the chance to also volunteer, the board will announce the new committee and then finalize the list of members.

- Road Maintenance Project Prioritization. Eileen A motioned that the board adopt a road maintenance priority list (pending an updated priority recommendation from the new road committee) so that road maintenance work could happen as funds become available (priority listing posted in the documents tab on our official HLR webpage at:

<http://www.hlrpoa.com/>). Sue B seconded the motion and the motion carried unanimously.

- HLR POA Social Gathering: Further discussion tabled pending HLR PO input.

- Question received from Alisa Cook/Lot 13 during April 08 board meeting concerning the disposition of surplus funds. After review of AZ law, as long as funds are used to benefit the POA as a whole, the HLR POA is not in violation.

- Reserve Funds: Sue B motioned that since the HLR POA had not reached estimated reserve maximum fund levels, that further discussion on reserve funds be tabled until 2009 budget discussions. Jo G seconded the motion and the motion carried unanimously.

- Review/capture sustains/improves of Annual Meeting: discussion further postponed.

- Projects update:

- Ranch Map: no update

- Mailboxes: Russ C briefed that there was insufficient interest (3) by POs for locating mailboxes within HLR area. No further action on this project will continue unless interest increases.

New Business Action Items

- Road Committee: see item above.

- Common Area Management (Beautification): duties of common area management turned over to the new road committee.

- Grocery/Safeway Club Card input: more research needed. More discussion at next board meeting.

- Revised legal representation fee agreement: Jo motioned to grant Pat G, as HLR Board President, based on our discussions/concerns, the authority to negotiate our future fee agreement without binding the HLR POA to exclusive use. Sue B seconded the motion and the motion carried unanimously.

- Unspent 2007 POA monies: Jo G motioned that the unspent 2007 monies be used to fund road maintenance projects beyond regular 2008 road maintenance schedule. Sue B seconded the motion and the motion carried unanimously.

- Next meetings: The next Board meeting is scheduled for 9 Aug 2008, 11AM, at Schieffelin Hall in Tombstone, AZ. In addition, a Cadden work session will be *tentatively* scheduled to begin at 10AM (pending Cadden's availability) on 9 Aug 2008 also at Schieffelin Hall in Tombstone, AZ. There will also be a *Board/DRC and a Board/ARC* working session on 11 July, 3PM at 6463 Reata Pass.



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- Executive Session: At 2:15PM Eileen A motioned for the board to move into executive/closed session, Sue B seconded the motion and the motion carried unanimously. At 2:35PM, Jo G motioned for the board to come out of executive/closed session and resume the open board meeting, Eileen A seconded the motion, and the motion carried unanimously.
- Reopen Meeting. The meeting reopened at 2: 35 PM.
 - Status of Mediation request by Alisa Cook (Lot 13/20A): Eileen motioned that the board rescind its April board decision to consider mediation over a power issue/\$10,000, as requested by Lot 13, since Lot 13 had resolved its power situation as demonstrated through their architectural review request (ARR) for a solar system placement.
- Call to Public: No input.
- Review of Action items:
 - Pat G to contact Jeff Brei concerning the status of the Wygle legal issue
 - Jo G to invite Cadden to a working session on 9 Aug, 10AM, at Schieffelin Hall in Tombstone, AZ.
 - Eileen A to update and post the approved 20 April Board meeting minutes.
 - Jeff S to get more info on the grocery/Safeway club card proposal.
 - Jo G to contact Cadden on names of board members to attend 28 June Cadden training for board members.
 - Eileen A to draft/coordinate the minutes, news report, and update the official HLR PO website.
 - Jo G to solicit Road committee volunteers and recommend team members.
 - Jo G to solicit bids on road maintenance projects IAW the road priority list.
- Adjourn: The meeting adjourned at 2:48PM.

Special Board Meeting: 11 May 08
Held at 6463 Reata Pass

- Call to Order (4PM): Board members attending included Sue Browning, Jo Green and Eileen Ahearn. POs present included Phyllis Cavanaugh (13/20A) and Harry Huffman (7).
- Committee: ARC:
 - Eileen A, the board liaison rep for the ARC, motioned based on the ARC's recommendation, that the board approve Lot 13's request for solar system placement. Jo G seconded the motion and the motion was approved unanimously.
- Review of Action Items:
 - Eileen A to inform Cadden to send the approval letter to the PO of lot 13 concerning their request.
- Adjourn: The meeting adjourned at 4:05PM.