



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting:
Saturday, 9 August 2008
Schieffelin Hall, Tombstone, AZ



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

Agenda and Minutes (draft as of 19 September 2008)

- Call to Order: (1100): Board members attending included Pat Greene, Sue Browning, Jo Green and Eileen Ahearn. Board member Jeff Shelton arrived after the meeting had started (arrived after DRC discussion). HLR Property Owners in attendance included Dave Kelley (124), Wanda and Harry Huffman (7), GreyWolf and Star Holt (20B), Gary Thomas (84/85), and Terrie Gent (14).
- Review/Approval of 6/14/08 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 August 08 and accepted the report as submitted. Also discussed Cadden charging interest on late dues payment. Jo G motioned to suspend charging interest on late dues until Jan 09, to credit any interest paid to date and to notify PO that interest charges will be assessed on late dues payments starting in Jan 09; Sue B seconded the motion, and the motion carried unanimously.
- President's Report: no comments
- Committee Reports/Recommendations:
 - ARC: ARC report (Parts 1 and 2) (posted at our official HLR Webpage at: <http://www.hlrpoa.com/>) was passed to board members by Eileen (ARC board liaison rep) on behalf of the ARC members for review. Eileen A motioned that the board accept the report and review the details of the recommendations/changes for discussion/comment at the next board meeting; Sue B seconded the motion, and the motion carried unanimously.
 - CCR: Wanda H submitted the CCR report to the board (posted at our official HLR Webpage at: <http://www.hlrpoa.com/>). Eileen A motioned that the board accept the report and the CCR Committee's recommendation to limit CCR changes and add guidance via association rules; Sue B seconded the motion, and the motion carried unanimously. The board asked the CCR committee to prepare a list of specific recommended CCR changes and specific proposed association rules for discussion at the October board meeting in preparation for a membership vote.
 - Windmill: Dave K reported that problems with the trough had been fixed, the large water tank was full, and all other parts were functioning properly. Sue B motioned that the board accept the August report; Jo G seconded the motion, and the motion carried unanimously.
 - DRC: Harry H, the DRC chair, briefed the DRC's August report which included their updated mission statement, procedures (posted on our official HLR Webpage at: <http://www.hlrpoa.com/>) and DRC meeting chairperson opening statement. Eileen A motioned that the board accept the August report with recommendations; Jo G seconded the motion, and the motion carried unanimously. Eileen A motioned that the board pass to the DRC for resolution the Gray's request for road work on Rambling Road; Sue B seconded the motion, and the motion carried unanimously.
 - Road: The board recognized the new road committee members: Jim Browning, Greg Briner, Pat Green, George Barton and Charlet LePard. Jo G, the board liaison for the road committee, was working to get the road committee together to begin the ranch road's assessment. The board discussed the condition of the roads and washes around the ranch (as raised by Greywolf H and Adelle C). Jo G



offered on behalf of Pat G to assist POs with simple tractor work upon request. In addition, Jo G will contact Frank Flanders IAW our HLR road contract for road work at the end of August and for bids on wash and other road projects as listed on the road maintenance list (approved at the June board meeting and posted on the HLR webpage).

- Nominations: Jo G, board liaison to the Nominations Committee, volunteered to write an article for the HLR News report on the HLR voting process. Eileen A will ask for volunteers to serve on the Nomination Committee in the next HLR News Report since we need one new member.

-Old Business Action Items

- Grocery cards program: Jeff S agreed to do more research and present findings to the board for consideration.

- Revised legal representation negotiation: no update to report.

- Cadden attendance at a future board meeting: postponed until a later board meeting, possibly the annual meeting.

- Follow up on Lot 134 (Apr 08 query from Randy Pass, lot 34): Cadden forwarded to the Board a response letter from the owner of Lot 134. The owner acknowledged receiving the Board's/Cadden's letter and stated his timeline to fix his building IAW the HLR CCR by Spring 09. Eileen motioned to accept the PO's proposed timeline and send a response letter to the owner stating that the board would review the status of progress on his property in March 2009; Jo G seconded the motion and the motion carried unanimously (with Sue B abstaining from voting).

- New Business Action Items

- Cadden services transfer: Eileen A mentioned that since Cadden has an office in Sierra Vista that the board may want to consider moving our records from Tucson to Sierra Vista for convenience. The board agreed to allow Eileen A to do more research.

- Other Announcements: The board asked Jo G to check with Cadden about moving our HLR POA account to a local bank.

- 2009 Annual Meeting discussion: The Board tentatively set 21 February 2009 for the HLR POA Annual Meeting date. Pending availability, the meeting will be at the Elfrida Community Center. Eileen will solicit input on the meeting's venue and agenda from POs in the next HLR News Report.

- Next meeting: 11 Oct, 1100, Schieffelin Hall, Tombstone, AZ.

- Executive Session: N/A

- Reopen Meeting: N/A

- Call to Public: No comment/input.

- Review of Action items:

- Jo G to contact Cadden about interest fees on late dues payments, clarify legal fee payments, and potential new local bank.

- Jeff S to continue research on grocery/E- cards.

- Pat G to contact HLR POA lawyer reference status of lot 41.

- Jo G to meet with the Road committee and coordinate for work on the ranch roads and washes IAW the 2008 budget plan.

- Jo G to prepare an article for News Report on the POA voting process.



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- Eileen A to prepare draft response to lot owner 134.
 - Jo G to check availability/reserve the Elfrida Community Center for our HLR POA Annual meeting (21 Feb 09).
 - Eileen A to do research on potentially moving our Cadden HLR POA records to their SV office.
 - Eileen A to draft our HLR News Report to include: the need for a volunteer for the nominations committee; solicit input on the next Annual meeting agenda and venue; solicit volunteers for the upcoming two vacant board positions; and inform PO about interest on late dues.
 - Eileen A to prepare a DRC referral packet on the Gray's request for road work on Rambling Road.
 - Eileen A to update HLR official webpage with committee reports; expand our neighbors' corner to include POCs for assistance.
- Adjourn: The meeting adjourned at 12:35PM.