



High Lonesome Ranch Estates Property Owners Association Board of Directors Meeting:



Saturday, 13 Dec 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 or board@hlrpoa.com Official website: www.hlrpoa.com

Agenda and Minutes (final approved 21 Feb 2009)

- Call to Order: (1105): Board members attending included Pat Gne, Sue B, Eileen A and Jeff S. HLR Property Owners in attendance included Russ Christopher (101, 102, 103), Dave Kelley (124), Wanda and Harry Huffman (7), GL Holt (20b), Pat Green (90,107) and Charlet LePard (98).
- Review of 10/11/08 Board meeting minutes. Approved with no changes (posted on our official HLR webpage at: <http://www.hlrpoa.com/>).
- Treasurer's Report:
 - No bi-monthly report available; Sue B motioned to table discussion, Eileen A seconded and the motion carried unanimously.
 - 2009 budget: Eileen A motioned that the proposed 2009 budget be approved and mailed to all POs. Sue B seconded and the motion carried unanimously.
 - Reimbursement: Pat G motioned to reimburse Eileen A for \$36.12, the cost of printing associated with her HLR POA secretary duties (IAW HLR POA Revised ByLaws, dated Jan 06, 2006: Section 4.4 Compensation). Sue B seconded and the motion carried unanimously; Eileen A abstained from voting.
- Committee Reports/Recommendations:
 - ARC:
 - ARR for Lot 43 (Barton's). The ARC recommended approval of the Barton's AAR. Jeff S motioned that the Barton's ARR be approved, Eileen A seconded and the motion carried unanimously.
 - Changes to ARC procedures (as submitted in Aug & Oct08). The ARC recommended changes to our HLR ARC procedures. Sue B motioned we approve the changes and Eileen A seconded the motion. The ARC procedure motion, tweaked so as not to alter or confuse our CCR, was approved unanimously. Portions not approved were changes to the setbacks and a cancellation of ARRs older than 2 years old. The updated procedures as approved will be posted on our official HLR webpage at <http://www.hlrpoa.com/ARCForm.html>. The Aug/Oct08 recommendations are posted at: <http://hlrpoa.com/Committees.html> under ARC reports Part I and II.
 - CCR:
 - Discussion of CCR changes. Eileen A motioned that we accept the CCR committee's recommendations concerning our HLR CCR which included putting some changes up for PO vote and some clarifications as Association rules. Sue B seconded the motion. The board voted three members against (Pat G, Jeff S and Sue B) and one member for (Eileen A). The motion did not carry. The board agreed to host a working session with the CCR committee and all interested POs on 7 Feb (date changed to 6 Feb after the meeting.). The board also agreed to add this as an agenda item at the upcoming annual meeting.
 - Windmill: The Windmill committee reported that all was okay w/ the windmill and associated parts.
 - DRC: The DRC chair reported no new items to report.
 - Road:
 - The Road Committee (RC) recommended that the roads be graded four times a year (approximately 3rd week in Feb; 3rd week in July; last week of Sept; and last week in Dec or early January depending on



grader availability). Eileen A motioned we accept the RC's recommendation. Sue B seconded and the motion carried unanimously.

- The RC also proposed classifying each road based on usage and providing the grading contractor with more detailed instructions. The RC requested and Eileen A motioned that we publish their classification and sample grading plan in the next News report for comment. Jeff S seconded and the motion carried unanimously.
- Charlet LePard resigned from the RC due to personal reasons.

-- Nominations: GL Holt agreed to serve on the Nominations Committee with Russ Christopher and Kim Shaw; (board liaison is Jo G). The NC reported that they are prepping for the upcoming elections to include recruiting volunteers. Volunteers should submit their letters of Intent to run for the board NLT 15 Jan to admin@hlrpoa.com. Information on volunteering to run for the board will be included in the upcoming HLR News Report.

-Old Business Action Items

-- Cadden services transfer (Vicki Jacobs-Beasley new rep): As approved during the Oct 08 meeting, the HLR Cadden rep transferred from the Tucson to their Sierra Vista office. Cadden reported that all our files and a handoff of reps would be complete effective 15 Dec 08. The board also requested a working session with Cadden to review the new Cadden support contract.

-- 2009 Annual Meeting (21 Feb, Elfrida Community Center; Noon Potluck and 1PM start): The agenda proposal included: Pot luck social; Guest speaker: Ann English; updates on last year's Projects (mailboxes and Neighborhood watch); discussion of CCR changes; and elections for two expiring board positions. In addition our new Cadden rep would be available on appointment to meet with POs with pre-coordinated issues. The President emphasized that the only Action item for the Annual meeting was the election and all other topics were for information purposes only.

-- Future board meeting locations. To be discussed during Feb 21, 2009 Board meeting.

- New Business Action Items

-- Elfrida Town Hall (27 Jan): The board declined the opportunity to speak/ attend.

-- Dec News Report content/articles: Discussed content and publishing timelines.

-- Other Announcements: None

- Next meeting: Next board meeting to be 21 Feb 09 immediately following our annual meeting. Also to schedule two working sessions in Jan/Feb 09 (CCR working session and Cadden contract working session). Dates/times to be published on the official HLR webpage at: <http://www.hlrpoa.com/>

- Call to Public: Charlet LePard expressed Holiday and New Year Greetings to all HLR POs (see Neighbors Corner on our HLR webpage at <http://www.hlrpoa.com/NeighborsCorner.html>).

- Executive Session: At 1:45PM, Sue B motioned, Jeff S seconded and the motion carried unanimously to go into Exec Session.

- Reopen Meeting: At 2PM the Board reopened the meeting. No PO was present.

- Review of Action items:

-- Pat G to invite speakers to our Annual meeting.

-- Eileen A to prepare minutes and News Report for review/comment.

-- Eileen A to email and update web site as required.

-- Pat G to lead mailing effort.

-- All to prepare/mail ballots NLT 21 Jan 09.

- Adjourn: The board meeting adjourned at 2:10PM.



Road Committee Grading Plan (DRAFT) Attachment:

The road committee is attempting to ensure the roads are graded more often. Grading the roads more often than in the past will keep the roads in better condition, allow the grader to make more repairs to the roads before they have been severely damaged by rains, and, in the long, run save HLR PO money. The Road Committees proposes classifying roads based on usage:

- Class 1- Main drag...most used roads
- Class 2- At least one permanent resident
- Class 3- No permanent residents
- Class 4- Residents have asked for “no grading”

Then, prior to each grading the road committee will submit to the grader a detailed plan for road grading tailored to current road conditions. Below is an example of the Dec. 2008 grading recommendations.

Road Name	Grade: December 2008	Road Class
Buckskin Trail	1 Pass	2
Coloradas Pass	1 Pass	2
Cowboy Pass (first 1/4 mile)	1 Pass	2
Cowboy Pass (past 1/4 mile)	None	3
Double U (Reata south .3 miles)	2 Pass	1..main drag
Eagle Trail	None	3
Foothill Trail (to Last Trail)	1 Pass	2
Foothill Trail (past Last trail)	None	3
High Lonesome Road (past Foot Hills)	None	3
High Lonesome Road (Stagecoach to Foot Hills)	1 Pass	2
High Lonesome Road (to Stagecoach)	2 Passes	1..main drag
Lasso Lane	None	3
Last Trail	1 Pass	2
Legend Trail (past Windmill)	None	4
Legend Trail (to Windmill)	2 Passes	1..main drag
Old Adobe Lane (Stage Coach to Reata)	2 Passes	1..main drag
Old Adobe Lane (past Reata)	1 Pass	2
Old Adobe Lane (to Stage Coach)	2 Passes	1..main drag
Pecos Lane	None	3
Rambling Road	None	3
Reata Pass (Double U to Knecht's)	2 Passes	1..main drag
Reata Pass (Old Adobe -Double U)	2 Passes	1..main drag
Reata Pass (Knecht's)	None	3
Saddlebag	1 Pass	2
Stagecoach Pass	2 Passes	1..main drag
Stetson	2 Passes	1..main drag
Stirrup Lane	None	4
Yearling Way	None	3

Please review the attachment and send us your input.