



2009 High Lonesome Ranch Property Owners' Association



Annual Membership Meeting

Saturday, 21 February, 2009

Elfrida Community Center, Elfrida, 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

Minutes: (as of 23 Mar 09 **changes in green**)

Social Hour: Noon: Membership Pot Luck

- Call to Order: 1PM: Annual Membership Meeting started. Board members present included Patrick Greene, Sue Browning, Jo Green, Eileen Ahearn and Jeff Shelton. Pat Greene presided over the meeting. HL Property Owners in attendance included: Pam Greene, Jim Browning, Robert Barfield, George & Edna Barton, Richard Eickoff, Dennis & Charlet LePard, GL and Moonstar Holt, Harry & Wanda Huffman, Gary Thomas, David Kelley, Russ Christopher, Bob and Terrie Gent, Scott and Dianne Beard, Duane Mosher, John & Nancy Trombley and Tony & Judy Rossbach. Guest attending included Ann English, Vicki Jacobs-Beasley and XXX. Please notify board@hlrpoa.com if we did not accurately capture who was present.
- Initiation of Balloting. We established that we had a quorum of votes turned in to initiate the counting of the ballots for the two boards of director vacancies/positions that expired. Candidates Bob Gent, Patrick Greene and Harry Huffman were given an opportunity to address the POs.
- Introduction of Guest Speakers:
 - o Ann English: Cochise County Board of Supervisor representative for the HLR area briefed areas within the purview of the Board of Supervisors and the status of Gleeson Road (current and future).
 - o Vicki Jacobs-Beasley: new HLR Cadden Representative introduced herself and spoke to the POs on services and new initiatives Cadden offers the Association.
- Pledge of Allegiance: We recited the Pledge of Allegiance.
- Ranch Business:
 - o Volunteer Recognition: Patrick Greene extended the board's and membership's thanks to all the volunteers who work year long to keep our POA running by presenting each volunteer with a certificate of appreciation. In addition, the board recognized and thanked Jo Green for her four years of serving on the HLR POA board of directors.
 - o Reviewed the 2008 Annual Meeting Minutes: Key points read by Eileen.
 - o HLR Website Update (www.hlrpoa.com) : New changes highlighted by Eileen.
 - o Update on Mail Delivery at the Ranch: Russ Christopher briefed an update on mail delivery to the ranch. There remains insufficient interest by POs to pursue



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delivery at the ranch's front gate. Mail continues to be delivered up to Gleeson. Interested individuals should contact the board or Russ Christopher.

- CCR Discussion: Russ Christopher briefed the results of recent CCR working meetings and the intent of the committee to recommend to the board that the POA members vote on two changes to our CCR. The two changes include: changing 10.2 to read site built homes only and change 10.6 to read 100 ft setback on all property lines.
- Next Annual Meeting: Tentatively Projected for Feb 2010 at the Elfrida Community Center.
- Next Board meeting: A board meeting occurred immediately following the annual meeting.
- Presentation of the 2009 Board of Directors: 82 lots/ballots were received and counted by the Nominations Committee and volunteers (Russ Christopher, Duane Mosher, Gary Thomas and GL Holt). Bob Gent and Patrick Greene were elected to fill the two board vacancies and will serve on the board until 2011. Congratulations to the two new board members. Many thanks to Harry Huffman for also running for the board. The 2009 Board of Directors includes: Patrick Greene (2011), Bob Gent (2011), Sue Browning (2010), Jeff Shelton (2010) and Eileen Ahearn (2009).
- Call to the Membership:
 - Russ Christopher proposed that any dues collected but not spent be returned to all POs. The Treasure reported that the Association had no surplus.
 - Scott Beard offered to coordinate Border Patrol Assistance if HLR POs were still experiencing large num numbers of illegal border crossers.
 - George Barton asked for an update on the status of the Road Maintenance Prioritization list as posted on the website. The Road committee reported that the roads were graded four times in 2008 and many of the projects listed on the list were completed or will be accomplished as part of regular road maintenance.
 - Harry Huffman provided a Gleeson Fire Department Update: Key points included: the Department has land but no equipment but will continue to work with the State to pursue funds; the Elfrida Fire Chief announced **that while Gleeson was out of their area, they would still** provide ambulance service out to HLR; and tentative plans by the Elfrida Fire Department to annex Gleeson Fire Department have been cancelled.
- Adjournment: The meeting adjourned at 2:50PM .