



High Lonesome Ranch Estates Property Owners Association
Board of Directors Meeting
Saturday, 21 February 2009
Elfrida Community Center



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 (Draft as of 16 Mar 09):

- Call to Order: (3:15PM): Board members attending included Pat Greene, Sue Browning, Bob Gent, Eileen Ahearn and Jeff Shelton. HLR Property Owners in attendance included Russ Christopher (101, 102, 103), Terrie Gent (14), and Jo Green (90,107). Guest in attendance included Vicki Jacobs-Beasley, Cadden Rep.
- Reviewed 2/16/08 Annual POA meeting minutes. Sue B motioned; Jeff S seconded, and the motion carried. The minutes were approved with no changes (posted on our official HLR webpage at: <http://www.hlrpoa.com/>).
- Reviewed 12/13/08 Board meeting minutes: Jeff S motioned; Sue B seconded, and the motion carried. The minutes were approved with no changes (posted on our official HLR webpage at: <http://www.hlrpoa.com/>).
- Board Positions: New 2009 Board positions approved include:
 - Patrick G: President: Sue B motioned, Jeff S seconded, and the motion carried.
 - Sue B: Vice President: Jeff S motioned, Bob G seconded, motion carried.
 - Bob G: Treasurer: Sue B motioned, Jeff S seconded, motion carried.
 - Eileen A: Secretary: Sue B motioned Bob G seconded, motion carried.
 - Jeff S: Member at large
- Old Business Action Items
 - Cadden contract renewal/update: Sue B motioned we approve the new Cadden contract, Jeff S seconded, and the motion carried. The contract was signed on the spot.
 - 2008 Treasurer Report Update & 2009 Budget Update: Jo G presented final 2008 budget update and updated 2009 budget: Bob G motioned to accept the reports, Sue B seconded, and the motion carried. Eileen A motioned to reimburse Jo G \$316.34 for 2008 expenses (web site and past mailings), Bob G seconded, and the motion carried.
- Committee Reports/Recommendations: (board requested no other committee updates)
 - ARC: Recommended approval of ARR for entrance gate and well house for Lot 7 (Huffman). Eileen A motioned board approval, Sue B seconded, and the motion carried.
 - CCR: Proposed changes. Eileen A motioned that we postpone further discussions until the next Board meeting, Bob G seconded, and the motion carried.
- New Business:
 - Complaint by Joe Alberti against lot 109: Eileen A motioned that we discuss and send a response letter to Joe A, Bob G seconded, and the motion carried. Discussion centered on the issue whether the Board had a valid quorum in July 07 when the original ARR was submitted.



High Lonesome Ranch Estates Property Owners Association
Board of Directors Meeting
Saturday, 21 February 2009



The board determined that there was a valid quorum and let the ARR for lot 109 stands as originally approved.

-- Complaint by Pat Dour against lot 35/37: Eileen A motioned that we discuss and send a response letter to Pat D, Bob G seconded, and the motion carried. Discussion centered on the issue whether the barn meet the HLR CCR. The Board determined that the barn was built as requested in the owner's Dec07 ARR and approved by the board in Dec07/Jan08.

-- Complaint by Pat Dour (general CCR enforcement): Sue B motioned that we discuss and send a response letter to Pat D, Bob G seconded, and the motion carried. Discussion centered on the specifics of the complaint. Since the complaint did not provide specific allegations against individual POs for the board to take specific action, no further action could be taken.

- 2009 Board Meeting Schedule & location: 21 March (11AM, Tombstone, Tombstone Community Congressional Church (2d & Allen) (this was a date changed after the board meeting due to potential conflict w/ Cadden board training); 20 June (Elfrida Community Center)(T); 15 Aug (Tombstone), 24 Oct (Elfrida Community Center)(T) and 12 Dec (Tombstone). Dates/locations tentative pending lock in of meeting locations.

- Executive Session: Eileen A motioned we move to Exec session, Jeff S seconded, and the motion carried.

- Reopen Meeting

-- Legal Action pending lot 41: Eileen A motioned that our Lawyer, Jeff Brei write a letter to the lender of lot 41 informing them of the unpaid past dues assessments, CCR violations and legal actions pending on the owner/lot, Sue B seconded, and the motion carried.

- Call to Public: no comments

- Review of Action items:

- Pat G to write letters to Joe A and Pat D concerning their complaints.
- Pat G to coordinate with lawyer, Jeff Brei concerning the status of lot 41.
- Bob G to coordinate Board training with Cadden.
- Bob G to coordinate payment for use of Elfrida Cmty Center w/ Cadden.
- Eileen A to notify Huffman/lot 7 of ARR approval and coordinate w/ Cadden for official notification letter.
- Eileen A to prepare minutes and News Report for review/comment.
- Eileen A to email and update web site as required.
- Eileen A to coordinate meeting locations for 2009 board meetings.

- Adjourn: The board meeting adjourned at 5:40PM.