



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 20 June 2009 11AM
Tombstone, AZ



Agenda and Minutes (draft as of 8 July 09):

- **Call to Order: (11:03AM)**: Board members attending included Pat Greene, Jeff Shelton, and Eileen Ahearn. HLR Property Owners in attendance included Russ Christopher (101, 102, and 103), Dave Kelly (124), Tony Rossbach (15, 16), Harry Huffman (7), and Jo Green (90,107).
- **Pledge of Allegiance**: All attending cited the pledge.
- **Review/Approval of 3/21/09 Board meeting minutes**: Eileen A motioned; Jeff S seconded, and the motion carried. The final minutes were approved with no changes (posted on our official HLR webpage at: <http://www.hlrpoa.com/>).
- **Review/Approval of 2/21/09 Annual meeting minutes**: Eileen A motioned; Jeff S seconded, and the motion carried. The final minutes are posted on our official HLR webpage at: <http://www.hlrpoa.com/>.
- **President's Message**: Your board members recently attended more board training with Cadden. Based on exposure to other HOA/POAs, one of the things we're doing right is communicating. We have active communications with and between the members and board.
- **Treasurer's Report**:
 - **Road Work Bill**: Eileen A motioned the board pay for past due road work with reserve funds and then reimburse the reserve acct with operating funds once July dues are paid; Jeff S seconded, and the motion carried.
 - **Delinquent Accounts Update**: Eileen A motioned that we authorized Cadden to initiate Lien action against members who continue to have "past due" assessments after 1 August 2009 (IAW HLR Bylaws Article XII) (at property owner's expense, not the HLR POA). In addition, the board would notify new and old delinquent account members of the suspension of their voting privileges (IAW the HLR Bylaws, Article X) until their assessments are paid in full. Pat G'e seconded the motion, and the motion carried.
 - **Payment for VRC**: Eileen A motioned to pay VRC for current and future use of the Elfrida Community Center for our meetings; Jeff S seconded, and the motion carried.
- **Board Liaisons (BL) to Committees**: Eileen volunteered to serve as the BL to the Gleeson Response Coordination Committee and nominated Sue B for the BL to the Nominations Committee; Patrick G'e seconded the motion and the motion carried.

- **Committee Reports/Recommendations:**

-- **CCR:** Russ C discussed the outcome of the Community Working meeting held in Jun 09 (notes posted on the HLR web page). Based on the results, Patrick G'e motioned the board accept the new complaint form w/ change; Eileen A seconded and the motion carried. In addition, Patrick G'e motioned that we post a draft CCR Enforcement Policy sample on our webpage for comment and further discussion at our August Board meeting; Jeff S seconded, and the motion carried.

-- **Windmill:** Dave Kelley discussed concerns expressed by Whitney M/lot 59 about the absence of water when needed, normal operations of the windmill which included overflow of water from the top when turning quickly, ability of the windmill committee to maintain optimum operating conditions, who has access to the water, and possible solutions to POs individually adjusting the community windmill. Eileen A motioned that we post a sign at the windmill asking POs to contact the windmill committee if they adjust the windmill so the Windmill committee to stay appraised of changes/adjustments; Jeff S seconded, and the motion carried.

-- **DRC:** Harry H briefed that he is working on a standardized form for use by the board to refer issues to the DRC.

-- **Road:** Jo G briefed that the next road grading would be late July/August at the end of monsoon season.

-- **New: Admin Committee:** Jo G briefed that she had a draft consolidation of HLR Association Rules and would share w/ board members for comment prior to the next board meeting.

-- **New: Gleeson Response Coordination Committee:** Jo G briefed that the GRCC had had one meeting, was working to get North Gleeson residents involved, and were preparing a letter for POs to determine what were their information requirements.

-- **Nominations:** Nothing to report.

-- **ARC:**

- The board welcomed David Kelley as a new ARC member to fill the vacancy left by Stephanie Witkowski.
- ARRs:
 - Lot 28/Kling-Peachey: The ARC recommended approval. Eileen A motioned that the board approve the ARR with the condition that the shed be painted the same color as the house; Jeff S seconded, and the motion carried.
 - Lot 11/Shelburne: The ARC recommended approval with variance. Eileen A motioned that the board approve the ARR with variance for the mare motels roof color; Jeff S seconded, and the motion carried.
 - Lot 112/Vlasic: The ARC recommended approval of the wall, approval with variance for the barn's roof color, and disapproval for the storage/carport as submitted. Eileen A motioned that the board approve the ARR for the wall as submitted, approve the barn with variance of roof color as submitted, and approve the storage/carport on the condition that the storage containers are painted the same color as your house, that the roof be green like that of the house, that the roof must be gabled like the house and cover both storage containers and the space between, and there be

a “wall” on the west side of the storage/carport structure; Jeff S seconded, and the motion carried.

- Lot 134/Knecht: The board recognized that lot 134 had submitted information demonstrating his continued progress in bringing his structure into CCR compliance.

- New Business:

-- **Insurance bids:** Eileen to continue to research for multiple Insurance bids, for presentation at the August board meeting.

-- **Ranch Social:** The ranch will host a HLR POA Community wide social in October with date & location to be determined.

- Old Business Items:

-- **BOD and Members Code of Conduct (CoC):** Jeff S motioned for the board to adopt a code of conduct for board members to sign and for POA members attending meetings; Eileen A seconded and the motion carried. The CoC are posted on the HLR web page.

- **Next 2009 Board Meeting:** 15 August, 11AM at the Tombstone Community Congregational Church at the corner of Allen and 2d Street in Tombstone, AZ.

- **Call to the Membership:** Harry H, Chief of the Gleeson Volunteer Fire Department briefed that they had met with the Elfrida FD, and were in discussions with them to annex HLR under their FD and possible positioning of equipment in Gleeson.

- Review of Action items:

-- Patrick G'e and board members to prepare articles for the upcoming News Report.

-- Eileen A to mail check to Double F Contracting for past road work.

-- Eileen A to coordinate w/ other insurance providers for a rate quote.

-- Eileen A to coordinate w/ Cadden for official notification letter of ARR s for lots 112/Vlasic, lot 11/Shelburne and lot 28/KlingPeachey.

-- Eileen A to prepare notification letters of suspension of voting privileges IAW HLR Bylaws, Article X.

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

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

- **Adjournment:** The board meeting adjourned at 1:12 PM.