



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 15 August 2009 11AM
Elfrida, AZ



Agenda and Minutes (draft as of 10 Aug 09):

- **Call to Order: (11:00AM)**: Board members attending included Pat Greene (Pres), Sue Browning (VP), Bob Gent (Treas) and Eileen Ahearn (Sec). HLR Property Owners in attendance included Russ Christopher (101, 102 and 103), Dave Kelly (124), Harry and Wanda Huffman (7), Joe Alberti and Greg Briner (35, 37 and 38), GL Holt (20B), Gary Thomas (84, 85), Carl and Gail Gander (21), and Jo Green (90,107).

- **Pledge of Allegiance**: All attending cited the pledge.

- **Review/Approval of 6/20/09 Board meeting minutes**: The final minutes were approved with no changes (posted on our official HLR webpage at: <http://www.hlrpoa.com/>).

- **Presidents Message**: None

- **Treasurer's Report**:

-- The Treasurer reported that the HLR operating budget contains \$7945.87 and the reserve contains \$19,191.23; recommended we not pay back the reserve account for the road work just yet; and mentioned that Cadden is still pursuing delinquent dues from seventeen (17) PO of which four (4) are reoccurring delinquent. Sue B motioned that we accept the treasurer's report, Eileen A seconded, and the motion carried.

- **Committee Reports/Recommendations**:

-- **ARC**: ARR's:

- o Lot 21/Gander: The ARC recommended approval of the barn. Eileen A motioned that the board accept the ARC's recommendation and approve the ARR; Bob G seconded, and the motion carried.
- o Lot 11/Shelburne: The ARC recommended approval of the storage building and tack shed. Eileen A motioned that the board accept the ARC's recommendation and approve the ARR for the open storage building as submitted and approve the ARR for the tack shed on the condition that the shed's wood be painted to match the color of the house within two years; Sue B seconded, and the motion carried.

-- **CCR**: Russ C discussed the lack of comment to the draft enforcement policy letter posted on the HLR webpage by HLR POs. The CCR committee will tailor the policy letter to HLR, reposted for comment and then further discuss and make a recommendation during the October board meeting.

-- **Windmill**: Dave K reported that the new sign at the well had been posted, and that the well and tank were operating normally. Eileen A motioned that we reimburse Bill Brown \$24.26 for the cost of the sign at the windmill; Bob G seconded, and the motion carried.

- **DRC:** Harry H briefed nothing to report.
- **Road:** Jo G briefed that the roads were recently graded and the next road grading would be late October 2009. In addition, Greg G, also on the road committee, volunteered to contact Valley Telecom about the growing rut on High Lonesome Road caused by their 2006/7 trenching work.
- **Nominations:** Sue B briefed nothing to report.
- **New: Admin Committee:** Jo G briefed nothing to report.
- **New: Gleeson Response Coordination Committee:** Jo G briefed that the GRCC was working to define the GRCC area (West to Mars Ranch, North to include N Gleeson, South to the Double U Ranch and East as far as the Flying K Ranch), had written a letter/article to be included in the upcoming HLR News Report and mailed to potential members, and were working on a survey to mail to property owners included in the GRCC area.

- New Business:

-- **Challenges with Cows on the ranch:** The Board and attending POs discussed extensively the issue of and damages caused by cows feeding/drinking on private ranch lands. Jo G offered to continue her research on the cost of community area fencing/cattle guards, the AZ statutes (No Fence Rule), and coordinate with the AZ Wildlife Inspector on what options the POA has in clearing the area of unwanted cows. Board President Patrick G'e agreed to phone the cow's owner requesting he remove his cows from the ranch. Eileen motioned that the Board formally write a letter to the owner(s) if the phone calls do not work; Bob G seconded and the motion carried.

-- **Request for Temp Corral at Water Tank/ Cows:** Eileen A motioned that we consider Sydney B's request to position a Temp Corral around the HLR water tank in an effort to catch her missing bull; no one seconded the motion and the motion died without further action.

-Old Business Items:

-- **Ranch Social:** The ranch will host a HLR POA Community wide pot luck social on 24 October (starting immediately after the Board meeting) at 5 PM. Afterwards the POA members will be invited to move out to the Community Windmill/Water tank (6:30 PM) to enjoy looking at the stars for Astronomy Night II. Patrick G'e to coordinate the Potluck. Bob G to coordinate Astronomy Night.

-- **Insurance bids:** Eileen A presented four Insurance options for the board to choose from when our policies run out on 1 Oct and 1 Dec 09. Eileen motioned that the Board change from All State and Continental Casualty Company to CAU pending confirmation of CAUs price quote; Sue B seconded and the motion carried.

- Next 2009 Board Meeting: 24 October, 3 - 4:45 PM at the Elfrida Community Center.

- Call to the Membership:

-- Harry H, Chief of the Gleeson Volunteer Fire Department, briefed that he had been appointed to the Elfrida FD to pursue annexation and grant writing for a Gleeson Fire structure and additional equipment.

-- Jo Alberti mentioned his recent experience with Illegal's traveling up High Lonesome Road and the quick response time provided by the border patrol.

-- **Executive Session:** The board moved into Executive Session at 12:55PM.

-- **Open Session:** The board moved back to Open Session at 1:10PM.

- **Review of Action items:**

- Patrick G'e to coordinate with the owner(s) of the cows roaming HLR.
- Eileen A to inform Sydney B that the temp corral is not authorized.
- Patrick G'e and board members to prepare articles for the upcoming News Report.
- Greg B to coordinate with Valley Telecom to fill in pot holes/ruts on HL Road.
- CCR Committee to tailor the CCR Enforcement Policy letter for HLR POA.
- Jo G to continue research on the "No Fence Law" and cost of potential solutions.
- Patrick G'e to coordinate the Ranch Social Potluck on 24 Oct.
- Bob G to coordinate Astronomy Night 2 on 24 Oct.
- Eileen A to coordinate for a change in times for the Elfrida Community Center on 24 Oct.
- Eileen A to coordinate w/ the insurance providers and Cadden for a change in policy support.
- Eileen A to coordinate w/ Cadden for official notification letter of ARR s for lot 21/Gander and lot 11/Shelburne.
- Eileen A to prepare notification letters of suspension of voting privileges IAW HLR Bylaws, Article VII, XII and X.
- Eileen A to prepare minutes and News Report for review/comment.
- Eileen A to email and update the HLR web site as required.

- **Adjournment:** The board meeting adjourned at 1:15PM.