



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 24 October 2009
Elfrida, AZ



Agenda and Minutes (Approved as of 12 December 2009):

- **Call to Order: (3:00PM)**: Board members attending were Pat Greene (President), Sue Browning (VP), Bob Gent (Treasurer) and Jeff Shelton. HLR property owners attending were Dave Kelly (124), Terrie Gent (14), and Jo Green (90,107).

- **Quorum Determination**: The president noted that a quorum was present with four of five board members present.

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

- **Review/Approval of August 15, 2009 Board meeting minutes**: The final minutes were approved with no changes (These are posted on our official HLR webpage at: <http://www.hlrpoa.com/>).

- **Presidents Message**: None

- **Treasurer's Report**:
 - The Treasurer submitted the 2010 budget (attached). Jeff S motioned that the board accept the treasurer's report including the 2010 budget, Sue B seconded and the motion carried. It was suggested that this budget be posted to the HLR website.

 - The roads are presently being graded by Double F Contracting. The expense for this "major grading" is \$3,200.00. Bob G motioned that the bill be paid by from the reserves, seconded by Sue B, and the motion carried.

- **Committee Reports/Recommendations**:
 - **ARC**: ARRs:
 - o Lot 28 (Kling and Peachy): The ARC had previously recommended approval of extending porches at the casita. The board also previously voted unanimously by email to approve this request in order to meet the 45 day CCR rule. Bob G motioned the ratification of this action, Sue B seconded, and the motion passed.
 - o Lot 127 (Barfield and Ahearn): Requested modifications to lot 127 included a well house, driveways, fencing, a front gate, and water storage tanks. The ARC recommended approval of all except the number of water catchment tanks unless screened. . Jeff S motioned that the board approve the request as submitted, Bob G seconded, and the motion passed.
 - **CCR**: There was a discussion of the draft CCR enforcement policy. The board asked the following questions: 1. What monetary penalties are involved? 2. What are other property associations using for complaint forms? 3. What will the notification

letter contain? Jeff S motioned that this be sent back to the CCR committee, Bob G seconded, and the motion passed.

-- **Windmill**: Dave K reported that the well and tank were operating normally. A new shutoff valve had been purchased for \$21.49. The treasurer will check with Cadden to see if this has been paid.

-- **DRC**: There was nothing to report.

-- **Road**: Bob G reported that the updated contract was signed by Frank Flanders of Double F Contracting. This contract had been previously reviewed by the Roads Committee and the Board of Directors. Sue B motioned that the board accept the contract, Jeff S seconded, and the motion passed. President Pat G'e signed the contract. Jo G briefed that the roads were currently being graded. The board approved budget includes three minor and one major grading for 2010. The contract allows flexibility on grading requests, and will now be used as our priority list.

-- **Nominations**: This committee needs to be activated. One board member's term expires this year, and nominees are needed. Anyone interested should contact the nominations committee and/or the board no later than 15 January 2010. In addition, a letter of intent to run for the board will be needed NLT 15 January 2010 from each person wishing to run for the board.

-- **Admin Committee**: Jo G briefed nothing to report.

-- **Gleeson Response Coordination Committee**: Jo G briefed that the committee is working on a survey to mail to property owners included in the GRCC area.

- New Business:

-- **2010 Annual Meeting Date**: The next annual meeting will be held in the Elfrida Community Center on Saturday, February 20, 2010 with a potluck at noon, and the board meeting will begin at 1:00 PM.

-Old Business Items:

-- **Ranch Social**: The ranch will host a HLR POA Community wide pot luck social on 24 October starting immediately after this Board meeting. Afterwards the POA members will be invited to move out to the Community Windmill/Water tank (6:00 PM) to enjoy looking at the stars for Astronomy Night 2.

-- **Delinquent Accounts**: (No names or personal information was discussed.) To date we/HLR POA have approximately \$2,500 in delinquent accounts for 16 lots on High Lonesome Ranch. Jeff S motioned that we send a certified letter (previously drafted by board secretary) to all delinquent property owners, Sue B seconded, and the motion passed. Next, Sue B motioned that we begin processing liens on all properties more than one year delinquent, Jeff S seconded this, and the motion carried. In accordance with HLR CCRs and Bylaws, HLR voting privileges will be suspended for all delinquent property owners

- **Next 2009 Board Meeting**: 12 December 2009, 11:00 AM at the Tombstone Community Congregational Church at the corner of Allen and 2nd Streets.

- Call to the Membership:

-- There was a question if PayPal could be used to pay property dues.

-- **Executive Session:** None

- **Review of Action items:**

-- Bob G will send the final signed, road grading contract to Frank Flanders and Cadden.

-- Bob G will send draft minutes to the board.

-- Bob G will contact Vicki at Cadden to see in the Windmill repair invoice has been received and/or paid.

-- Pat G'e will contact CCR Committee on board recommendations.

-- Pat G'e will contact Vicki at Cadden to send delinquent letter to all past dues property owners.

-- Pat G'e will contact Vicki at Cadden to begin lien process on selected properties.

-- Pat G'e will ask Vicki to send copies of any CCR complaint forms used by other property owner associations.

-- Pat G'e will contact Vicki at Cadden to see if it is possible to use PayPal for dues payments.

-- Pat G'e will contact Cadden to send letters of board approval for Lots 28 and 127.

-- Bob G will have payment of \$25 sent to Elfrida Valley Recreation for use of the Community Center

-- Eileen A will email draft minutes and update the HLR web site as required. To reduce HLR operational expenses, future postal mailings for news items will be limited to only those who request paper copies.

- **Adjournment:** The board meeting adjourned at 4:30 PM.