



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 12 Dec 2009
Tombstone, AZ



Agenda and Minutes (approved as of 27 March 10):

- **Call to Order:** (11:00AM) Board members attending were Pat G'e (President), Eileen A (Secretary), Bob G (Treasurer) and Jeff S. The president noted that a quorum was present with four of five board members present. HLR property owners attending were Dave Kelly (124), Harry Huffman (7), and Pat and Jo Green (90,107).

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

- **Review/Approval of 10/24/09 Board meeting minutes:** The final minutes were approved with one change. Minutes are posted on our official HLR webpage at: <http://www.hlrpoa.com/>.

- **President's Message:** Patrick G'e apologized to the Board and members for his inactivity on the board due to a recent heart attack. He also mentioned his enjoyment of the October Astronomy/Star Gazing Night II and enthusiasm for the next.

- **Appointment of Board member:** On 8 Dec 09, Sue B submitted her letter of resignation due to health reasons. Bob G motioned that we appoint Jo Green to fill the board vacancy with her term to expire at the end of 2010; Eileen A seconded the motion and the motion carried. Eileen A motioned for Jo G to serve in the capacity as Vice President, Bob G seconded and the motion carried.

- **Treasurer Report:**
 - **Monthly update:** The Treasurer reported that the HLR operating budget contains \$2805.88 and the reserve contains \$20,445.75 as of Oct 09. Eileen A motioned that we accept the Treasurer's report, Jo G seconded the motion and the motion carried.
 - **Reserve checks:** Bob G motioned that we expand the signatures of board members who can sign reserve checks to include all board members, Jo G seconded the motion and the motion carried.

- **Committee Reports/Recommendations:**
 - **ARC:** no report
 - **CCR:** Proposed ballot for recommended CCR changes: Eileen A motioned that we accept the CCR's proposed ballot change w/ minor changes, Bob G seconded and the motion carried. Ballot logistics discussed included: separate mailing w/ pre-stamped return post card; suspending return dates; effective date of changes if passed and adding a cover letter.
 - **Windmill:** Dave K reported no issues w/ the windmill. The Brown's reported by email that they had received payment for the replaced valve.
 - **Road:** Bob G reported that the roads had been graded in Oct and that during his recent drive of the roads that they were in good shape. Jo G was removed from the Road Committee.
 - **Admin Committee:** Jo G reported that a working draft would be presented in Jan 10 for posting on the web.
 - **Community Response Committee:** Pat G reported that the draft letter and questionnaire were in staffing with members from North Gleeson area and would be ready soon for review by the Board. He also recommended that we not mail anything out until after the Annual meeting in February 2010.
 - **Nominations:** Jo G volunteered to serve as the Board Liaison to the committee. One board position is up for election in February and volunteer property owners (PO) were needed. POs

wishing to run for the board vacancy should submit to the board their letter of intent by 15 Jan, and the nominations committee would mail ballots by 20 Jan.

-- **DRC:** Harry H reported no disputes and no issues.

- New Business:

-- **Set Annual Meeting Agenda** (20 Feb 2010): In addition to the pot luck, potential topics/guest speakers, pending availability, include: Guest Architect reference Green Building options, 911 dispatch office and the Cochise County Water wise Folks. Alternate topics included the Elfrida Fire Department and Water Availability by Allen's Well Digging. Guest speakers would be limited to 15 minutes with Q&A after the board meeting. They could also set up a table and talk to POs during the potluck.

-- **Gate request** (Browning/Sammons/Knecht): Jim B sent a letter requesting the Board consider positioning a gate at the west end of Reata Pass. Eileen A motioned that we pass the issue to the Road Committee for consideration/recommendation. Bob G seconded the motion and the motion carried.

-Old Business Items:

-- **PayPal payment of Dues:** Eileen A reported that the Cadden website did not allow for payment of dues by Pal. Besides a mailed in check, payment through the Cadden website (http://www.caddenmanagement.com/ccm/sub_category_list.asp?category=24&title=Pay+Dues+Iframe) can be made by: Visa, MasterCard, Discover, E-check, NYCE, Star and Pulse Pay.

-- **Status of Cows:** Cows continue to use ranch lands. Patrick G'e to call owners/representatives again.

-- **Mailings:** The Board clarified that all future minutes and News Reports would only go out by email and posted on the HLR webpage. The HLR POA would no long pay to mail minutes and News Reports.

- **Next Annual Meeting:** 20 Feb 2010; noon potluck w/ 1PM meeting start. Location: Elfrida Community Center, Elfrida, AZ.

- **Next Board Meeting:** 20 Feb 2010; immediately following the annual POA meeting; Location: Elfrida Community Center, Elfrida, AZ. This session's topics will be limited to the selection of board member positions and setting of the 2010 board meeting schedule.

- **Executive Session:** None

- **Call to the Membership:** Harry H reported that the Gleeson Fire Department was in negotiations with the Elfrida FD to become a subset fire team. The Gleeson FD would donate land in Gleeson to the Elfrida FD for keeping/positioning of firefighting equipment. In addition, the Gleeson FD is encouraging the Elfrida FD to work w/ Tombstone's FD to bring all HLR lots into one fire district.

- Review of Action items:

- Bob G to turn into Cadden the updated Reserve Account signature paperwork.
- Eileen A to coordinate w/ the CCR Committee on the proposed ballot changes to include a cover letter and mailing of ballots.
- Bob G to refer the Browning/Sammons/Knecht Gate request to the Road Committee for discussion/recommendation.
- Patrick G'e to contact the cow owners/representatives.
- Jeff S to contact an architect to serve as a guest speaker at the Annual meeting on Green Building techniques/issues.
- Pat G to contact the 911 Dispatch office to serve as a guest speaker at the Annual meeting.
- Eileen A to contact the Cochise County Water wise folks to serve as a guest speaker at the Annual meeting.

- Harry H to be prepared to contact the Elfrida Fire Department to serve as an alternate guest speaker at the Annual meeting, if needed.
 - Pat G to be prepared to contact Allen's Water Digging Service to serve as an alternate guest speaker at the Annual meeting, if needed.
 - Eileen A to prepare draft minutes, draft News Report and update the website.
- Adjournment: The board meeting adjourned at 12:50 PM