



**High Lonesome Ranch Estates**  
**Property Owners Association Board of Directors Meeting**  
**Saturday, 21 March 2009 11AM**  
**Tombstone, AZ**



**Agenda and Minutes (Updated draft as of 7 May 09):**

- **Call to Order: (11:05AM):** Board members attending included Pat Greene, Bob Gent, and Eileen Ahearn. HLR Property Owners in attendance included Russ Christopher (101, 102, and 103), Tony and Judy Rossbach (15, 16), Wanda and Harry Huffman (7), GL Holt (20B), Randy Pass (34), and Jo and Pat Green (90,107).

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

- **Review/Approval of 2/21/0 Board meeting minutes:** Bob G motioned; Pat G's seconded, and the motion carried. The minutes were approved with no changes (posted on our official HLR webpage at: <http://www.hlrpoa.com/>).

- **Review of 2/21/09 Annual meeting minutes:** Eileen A motioned postponement of approving minutes pending more time for input from POs; Bob G seconded, and the motion carried. The draft minutes are posted on our official HLR webpage at: <http://www.hlrpoa.com/>.

- **President's Message:** Your new board members attended board training with Cadden recently. We learned much and exchanged many good ideas with Cadden to help us serve you better. Having Cadden in SV has made them so much more convenient and increased our cooperation and service.

- **Treasurer Report:**

-- Jan 09 Treasurers' Report: Bob G motioned the board accept the Jan treasurers report; Eileen A seconded, and the motion carried.

-- Windmill Repair Bill: Bob G motioned the board pay the bill from Harvey Allen for windmill repair (\$646.66) out of the Reserve funds; Eileen A seconded, and the motion carried.

-- CDs: Bob G motioned the board invest ¼ of our reserves into a US Bank CD; Eileen A seconded, and the motion carried.

-- Insurance bids: Eileen to request for multiple Insurance bids, effective 1 Aug, ready for presentation at the Jun board meeting.

- **ID Board Liaisons (BL) to Committees:** Bob G appointed BL to the Road Committee. BL to Nominations committee postponed to June BOD meeting.

- **Committee Reports/Recommendations:**

-- **ARC:** ARC recommended approval of ARR from lot 102 (front wall, gate and back yard patio with fire pit). Eileen motioned we approve the ARR from lot 102, Bob G seconded and the motion carried. The ARC also recommend that they review their

procedures to ensure they are supporting Green building: see their Mar 09 ARC report posted at our HLR POA website.

-- **CCR:**

- The CCR committee recommended the board send ballots to the entire association to vote for CCR two changes: Article 10.2: Clarify site built homes only and Article 10.6: change side and rear setbacks to also read 100 ft (hence making all building setbacks the same 100 ft). The change would also clarify that setbacks previously approved remain approved. Pat G'e motioned the board accept the CCR's recommendation, Eileen A seconded and the motion carried. CCR report posted on HLR webpage under Committee's tab at: <http://www.hlrpoa.com/>.
- The CCR committee recommended the board approve a change/update to their committee mission.). Pat G'e motioned the board accept the CCR's recommendation, Eileen A seconded and the motion carried.
- CCR committee recommended an association rule to clarify lot splitting as allowed by CCR Article 10.10. Association rule to read: *If a lot is split, as provided in Article 10.10, no additional vote is assigned nor assessment dues assessed from the new split lot until a change in ownership of one of the sections is recorded. Multiple lots owned by a single owner and combined into a single, larger lot retains the number of votes and dues assessments of the original number of lots purchased and surviving subsequent sale of combined lots. Lot owners must notify the Board of their intention to split a lot to ensure that the new split is properly recorded by the Association. Survey documentation is required to ensure the new split lot meets minimum acreage requirements. A new lot number will be assigned, and the appropriate vote and dues assessments assigned to the new owner(s) upon the transfer of ownership.* Pat G'e motioned the board accept the CCR's recommendation, Eileen A seconded and the motion carried.
- The CCR and AR Committees will host a joint **Community Working Meeting on 16 May at 1PM at the Fellowship Hall of the Tombstone Community Congregational Church** located at the corner of 2d Street and Allen to discuss: Enforcement of CCR procedures/ notification/ fines/ guidelines), discuss screening and discuss building colors. **The working meeting is open to all HLR POA members. Ideas can be exchanged by email to: board@hlrpoa.com.**

-- **Windmill:** nothing to report

-- **DRC:** nothing to report

-- **Road:** The road committee provided an updated status matrix on road work accomplished and pending (posted on our website at: ). Pat Green resigned from the road committee and Jo Green volunteered to serve on the committee. The Road committee will provide a full update at the next board meeting.

-- **Nominations:** The Nom committee recommended the Association continue to count the ballots during the annual meeting but also proposed that a separate room be used to preclude interfering with our guest speaker(s). The Nomination committee also recommends the Board take action on delinquent property owners starting in Oct so payments and/or no vote notifications can be resolved prior to the annual vote.

-- **New: Admin Committee:** Eileen A motioned that the board create a new committee dedicated to tracking and collating all Association Rules into a POA friendly user's guide. Bob G seconded and the motion carried. Jo Green and Whitney Malone volunteered to serve on the ACC with Eileen A as the Board Liaison representative.

-- **New: Community Response Coordination Committee:** Pat Green volunteered to lead a new community wide committee dedicated to preparing a POA Guidebook on how to respond or where to go for support for issues that may arise while living at HLR Estates. Eileen A motioned the board create an ERC, Bob G seconded, and the motion carried. Pat Green volunteered to lead the committee; Russ Christopher and Jo Green volunteered to serve on the committee. In addition the Board recognized and thanked Harry Huffman for his volunteer efforts in helping extinguish a fire on lot 134.

**- New Business:**

-- **BOD and Members Code of Conduct:** discussion postponed to June board meeting

-- **Annual POA Goals:** discussion postponed to June board meeting

-- **18 Apr BOD training** in Tucson (sponsored by Cadden): Pat G'e, Bob G and Eileen A plan to attend.

-- **Other Invoices:** Bob G presented and motioned the board approve payment to Double F contracting for \$8064.57 for completed road work, and to Jo Green for \$41.98 for HLR POA mailings and web service. Eileen A seconded and the motion carried.

**-Old Business Items:**

-- **Letter of Extension/CCR Compliance:** The board received a letter from David Knecht (lot 134) notifying the Board of his timeline to work with an architect and builder to bring the "home" on lot 134 up to CCR standards.

- **Next 2009 Board Meeting: 20 June, 11AM, Elfrida Community Center, Elfrida, AZ**

- **Call to the Membership:** Jo Green clarified that Elfrida does and will continue to respond to any medical emergency call for service when requested through 911.

**- Review of Action items:**

-- Bob G to coordinate w/ Cadden for payment to Harvey Allen, Double F and Jo G for services.

-- Bob G to coordinate w/ Cadden for investing reserve funds into bonds.

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

-- Eileen A to coordinate w/ Cadden for official notification letter of ARR lot 102/Christopher.

-- CCR committee to prepare draft ballots for proposed CCR change for review at next board meeting in June 09.

-- 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 1:20 PM.