



**2010 High Lonesome Ranch Property Owners' Association
Annual Membership Meeting
Saturday, 20 February, 2010
Elfrida Community Center, Elfrida, AZ**



Cadden Management Company, (Attn: Lisa Wallace), 555 East Wilcox Drive, Suite L, Sierra Vista, AZ 85635
Official email: admin@hlrpoa.com or board@hlrpoa.com Official website: www.hlrpoa.com

Minutes: (draft as of 13 March 2010)

Noon: Social Hour with Membership Pot Luck

1PM: Call to Order: Annual Membership Meeting started. Board members present included Patrick Greene, Jo Green, Bob Gent, Eileen Ahearn and Jeff Shelton. Patrick Greene presided over the meeting.

- Pledge of Allegiance: We recited the Pledge of Allegiance
- Introduction of Members in Attendance: HL Property Owners in attendance included: George Barton, Harry & Wanda Huffman, Gary Thomas, David Kelley, Russ Christopher, Terrie Gent, Margaret Baxter- Shelburne, David & Carol Ailhouse, Christine Shelton, and Joel Levin. Guest attending included Carol Capas, Chief Wally and Carol Zamora, Carmen and Audrey Miller, Judy and Mom Guentzler-Collins and Lisa Wallace. Please notify board@hlrpoa.com if we did not accurately capture who was present.
- Volunteer Recognition: Patrick G'e recognized our HLR committee volunteers and expressed our appreciation for their service.
- Initiation of Balloting: Mailed and turned in ballots for the board of director vacancy and proposed CCR amendments were counted by our Nominations Committee. Candidate Eileen A was given an opportunity to address the POs.
- Introduction of our New Cadden Rep: Lisa Wallace, our new Cadden representative in Sierra Vista, introduced herself and spoke to the POs on services and new initiatives Cadden offers the Association.
- Introduction of Guest Speakers:
 - 911 Information Update: Carol Capas, Public Information Officer for the Cochise County Sherriff's Office, spoke about the current capabilities of the 911 system available in Cochise County and enhancements expected by 30 April 2010 . BLUF (Bottom Line Up Front): For an emergency, call 911. For Non-emergency call the Sherriff's Administrative phone number 1-800-362-0812 or 520-432-9500. **
 - Elfrida Fire Department Update: Chief Zamora, the new Elfrida FC, briefed what services his department could provided to HLR POs even



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those we are outside of his fire district and stated that his goal with the help from future grants for the property donated by the now disbanded Volunteer Gleeson FD is to construct a heliport and reposition an available water source. He also briefed that he could provide “coverage” to PO on a yearly fee basis based on property values. He can be reached at 520-642-3749 to discuss coverage. **

- Water Wise (WW) Presentation: Carmen Miller, the U of A Cooperative Extension Representative for the Sulpher Springs Valley area, briefed about the services in water conservation and horticultural assistance that she and her office could provide to HLR POs. For a site visit or more information she can be contacted through the WW website (<http://cals.arizona.edu/cochise/waterwise/index.html>). **
- Green Building: Judy Guentzler-Collins of the Guentzler Collins Concept Group briefed about sustainable building and five key concept of “Green building”: -1 building siting; -2- resource efficiency; -3- energy efficiency; -4- water efficiency; and -5- indoor environmental quality. She can be contacted at: <http://www.arch4eco.com/> . **

- Ranch Business:

- Reviewed the 2009 Annual Meeting Minutes: Key points were read by Eileen.
- Results of Board vacancy balloting: Fifty nine (59) eligible lots/votes were received and counted by the Nominations Committee. Eileen A won the majority of votes for the vacancy and will now serve a three year term. The 2010 Board of Directors includes: Patrick Greene (2011), Bob Gent (2011), Jo Green (2010), Jeff Shelton (2010) and Eileen Ahearn (2012).
- Status of CCR vote: Seventy five (75) eligible lots voted (63 for/12 against) and 50 eligible lots/POs failed to return their ballots. The proposed amendments to the CCR did not receive the minimum of 67% of eligible PO/lot's ballots required to gain approval so there will be NO change to our current CCR.
- HLR Budget update: Bob G briefed that for 2010: our biggest expense continues to be road maintenance with \$9200 allocated in 2010 (covers one major and three minor road gradings); - that there was NO dues increase;



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and - that the amount of dollars owed by delinquent POs was increasing. He reminded us all to pay our dues and pay on time.

- Next Annual Meeting: Tentatively projected for Saturday, 19 February 2011 at the Elfrida Community Center.
- Next Board meeting: A board meeting occurred immediately following the annual meeting.

- Call to the Membership*: No comments/questions.
- Adjournment: The meeting adjourned at 2:50PM .

* This is the time for the Membership to comment on issues that confront a member or the Ranch as a whole. Action taken as a result of Members' comments will be limited to a referral to the Board of Directors in order to study the matter, response to any criticism or scheduling the matter for further consideration and decision at a later date.

** The Secretary took "unofficial" notes of what the Guest speakers said. The notes have NOT been reviewed or approved by the guest speakers. If you would like a copy of her notes for information purposes only, contact the board at board@hlrpoa.com.