



High Lonesome Ranch Estates  
Property Owners Association Board of Directors Meeting  
Saturday, 27 March 2010  
Tombstone, AZ



Minutes (draft as of 24 April 2010):

- **Call to Order**: 11:00AM. Board members attending were Pat G'e (President), Jo G (Vice Pres), Eileen A (Secretary), and Bob G (Treasurer). The President noted that a quorum was present with four board members present. HLR property owner attending was Whitney Malone (59).
- **Pledge of Allegiance**: Was recited by all present.
- **Approval of 12/12/09 Board meeting minutes**: Jo G motioned for approval with no changes; Bob G seconded the motion and the motion carried.
- **Approval of 2/20/10 Board meeting minutes**: Jo G motioned for approval with one change (correcting Jo G's last name initial); Bob G seconded the motion and the motion carried.
- **President's Message**: None
- **Treasurer Report**: Bob G briefed the Feb 2010 financial report. Jo G motioned that we accept the Treasurer's report, Eileen A, and motion carried. The board discussed the number of delinquent PO accounts and misallocation of property dues for POs with multiple lots by Cadden.
- **Committee Reports/Recommendations**:
  - **ARC**: Nothing to report. No ARRs pending.
  - **CCR**: Nothing to report. Will address at next board meeting the CCR Committee's recommendation on the next step for the proposed changes and CCR enforcement policy.
  - **Windmill**: The committee reported by email problems with the windmill and the Board Liaison to the committee agreed to contact Allen's Well Service for maintenance.
  - **Road**: Committee to address the grading schedule at the next board meeting. A request to replace a gate at the end of Reata Pass by Jim Browning (130) was cancelled by Jim B.
  - **Admin**: Draft report to be presented at next meeting.
  - **Community Response**: Eileen A motioned for the board to endorse and fund mailing the proposed draft letter with comments, Jo G seconded and the motion carried.
  - **Nominations**: N/A
  - **DRC**: Nothing to report.
- **New Business**:
  - **Board Meeting locations/schedule**: Eileen A motioned that the board schedule upcoming board meetings in Elfrida, Jo G seconded and the motion carried.
  - **Gates blocking HLR Roads**: PO Whitney Malone (59) raised concerns about gates blocking common HLR property/ roads. The issue to be discussed in more detail at the May 2010 board meeting and Jo G to be prepared to present previous board actions/decisions concerning this issue.
  - **Lien Authorization letter**: Eileen A motioned for President G'e to sign the authorization letter for Cadden to sign off on Lien actions on behalf of the HLR; Bob G seconded and the motion carried.
  - **CCM training**: 17 April. The board declined to attend this year's Cadden training.

-- **Bills/Reimbursements**: Jo G and Eileen A presented bills for reimbursement of expenses paid on behalf of the HLR. Bob G motioned the board approve reimbursement of expenses, Jo G seconded and the motion carried.

- **Old Business Items**: None

- **Next Board Meeting**: Tentative: 8 May 2010, 11 AM, Location: TBD.

- **Executive Session**: 12:40. Eileen A motioned the board go into Exec Session; Bob G seconded and the motion carried.

- **Reopen Meeting**: 12:55/. Eileen A motioned the board to return to open session; Bob G seconded and the motion carried.

- **Liens**: Eileen A motioned the board initiates Liens on designed POs; Jo G seconded and the motion carried.

- **Property Splits**: Eileen A motioned that the Board send letters to specific POs concerning lot splits and lot size violations; Jo G seconded and the motion carried.

- **Call to the Membership** \*: None

- **Review of Action items**:

- Bob G to work with Cadden on delinquent POs.
- Patrick G'e to work w/ CCR on recommended next step for proposed CCR changes and proposed enforcement policy.
- Bob G to contact Cadden concerning reimbursement and well maintenance payments.
- Eileen A to send Lien authorization letter to Cadden.
- Eileen A to prepare draft letter to be sent to POs concerning land splits/lot size violations.
- Jo G to bring to next meeting previous board decisions concerning gates across HLR roads.
- Eileen A to record minutes, update web page and prepare draft News Report.

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

\* 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.