



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 18 September 2010
Tombstone, AZ



Minutes (final as of 20 Nov 2010):

- **Call to Order:** 11:10 AM. Board members attending were Pat G'e (President), Bob G (Treasurer), and Jeff S. The President noted that there was a quorum with three board members present. HLR property owners attending were George & Sam Barton (43), Tony & Judy Rossbach (16, 17), Greg Briner & Joe Alberti (35, 37, 38), and Harry Huffman (7).

- **Pledge of Allegiance:** Was recited.

- **Guest from Arizona Game and Fish Department:** It has been reported that a bear and mountain lions have crossed the HLR properties. Harry Huffman introduced Karen Klima from AZ Game and Fish, and she spoke about this subject. Basically, property owners are not permitted to shoot a mountain lion. There is an exception for self defense. If there is a problem, this must be reported to the AZ Game and Fish Department first. Karen Klima is the Region V wildlife manager, and she works in Tucson. Her contact number is 520-457-2268.

- **Approval of July 24, 2010 Board meeting minutes:** Jeff motioned and Bob seconded minutes. There was a discussion about the minutes concerning the need to request an attorney be placed on retainer for HLRPOA for a year. Jeff motioned and Bob seconded a motion to amend minutes to include placing an attorney on retainer for one year. The minutes were approved as amended.

- **President's Message:** None.

- **Treasurer Report:** Bob reported the operating account balance is \$13,102.91 as of Aug 30. Also, the reserve account balance totals \$20,529.49. The treasurer also reported that two properties have now had HLRPOA liens placed on them for failure to pay dues. These delinquent dues are more than 90 days past due and total several hundred dollars each. The motion to accept the treasurer's report passed.

- **Committee Reports/Recommendations:**

-- **ARC:** ARR lot 127 (Barfield-Ahearn). The ARC recommended approval. Bob motioned for approval, Jeff seconded, and the motion carried.

-- **CCR:** Draft Enforcement Policy: Jeff motioned that the policy be tabled until a full board is available to review. Bob seconded, and the motion passed.

-- **Windmill:** The windmill is working. Bill Brown has stepped down as windmill committee chair. A replacement is needed.

-- **Roads:** Bob reported that Frank Flanders completed a minor grading in August. The board approved a major grading to be completed by mid-October. The board also requested recommendations on future roads projects, and asked for price quotes on road work including special projects and grading. Also, the subject of trees encroaching on roadways was discussed, and the board asked for a committee recommendation on these items.

Special note: No property owner is authorized to directly contact any person maintaining our roads. Roadwork is recommended by the committee, approved by the board of directors, and only the board liaison to the Roads Committee is authorized to direct roadwork.

-- **Community Response Committee:** Nothing to report.

-- **Nominations:** The board asked the nominations committee to become active in search for board members. Jo and Jeff's terms expire at the next annual meeting, and Bob G will be stepping down as treasurer at the annual meeting, if not sooner.

-- **DRC:** Nothing to report.

- **New Business:**

-- The status of Cowboy Pass was discussed. All HLR roads will be graded in October in accordance with the terms of our current budget and contract.

- **Old Business Items:**

-- **Lot 41:** This item remains in foreclosure.

-- **Gates:** No formal complaint has been submitted for gates across common property roads. However, all gates will be opened for the next grading.

- **Next Board Meeting:** changed to 20 November 2010, 11 am, Elfrida, Arizona, Community Center.

- **Call to the Membership:** George Barton asked about bright lighting on the ranch that violates the county code. Owners who would like to report county code violations should contact Cochise County planning and zoning at 520-432-9240. Also, code complaint forms can be downloaded from the county website.

- **Executive Session:** None.

- **Review of Action items:**

- Bob G to contact Frank to request a major grading in October. .
- Patrick G'e to contact an attorney concerning lot 41 and for the HLRPOA.
- Pat G'e to contact Cadden to send approval letter for lot 127.
- Bob G to seek price quotes for road work.
- Pat G'e to activate nominating committee.
- Eileen A to finish minutes and update HLR Webpage.

- **Adjournment:** The board meeting adjourned at approximately 12:30 PM.

* 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.