



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 8 May 2010
Tombstone, AZ



Minutes (draft as of 18 May 2010):

- **Call to Order**: 11:00 AM. Board members attending were Pat G'e (President), Jo G (Vice Pres), Jeff Shelton, and Bob G (Treasurer). The President noted that a quorum was present with four board members present. HLR property owners attending were Dave Kelly, Whitney Malone, Wanda & Harry Huffman, and Tony Rossbach.

- **Pledge of Allegiance**: Was recited by all present.

- **Approval of 03/27/2010 Board meeting minutes**: Bob G motioned and Jo G seconded the motion and the motion carried.

- **President's Message**: None

- **Treasurer Report**: Bob G briefed the Apr 2010 financial report. Jo G motioned that we accept the Treasurer's report, Jeff S seconded, and the motion carried. The erroneous delinquent accounts problem has been resolved. Cadden moved extra funds to the reserve account above what was approved in the 2010 HLR budget.

- **Committee Reports/Recommendations**:

-- **ARC**: Nothing to report.

-- **CCR**: Jo G motioned and Bob G seconded the CCR Committee's draft enforcement policy. The motion carried. Jeff S motioned and Bob G seconded that the enforcement policy should state under item 1 that there would be ten days from date of receipt. The motion carried. Jo G motioned and Bob G seconded that a work session be established to develop a penalty schedule for the approved CCR enforcement policy. The motion carried. The date of the work session will be decided at the next meeting

-- **Windmill**: The windmill was repaired at a cost of \$1018, and payment has been made. A copy of the invoice was requested, and will be sent to the board.

-- **Road**: The HLR Roads Committee reported that the roads are in good shape. No grading is scheduled at this time.

-- **Admin**: Jo G presented association rules and board actions. Jo G moved and Bob G seconded that these rules should be posted to the website. Also, Cadden should give a copy of the association rules to all new property owners. The motion carried.

-- **Community Response**: No report.

-- **Nominations**: No report.

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

New Business:

-- **ACC Report**. The treasure signed, and Cadden sent the HLR annual report to the Arizona Corporation Commission.

-- **Request to delete late fees**: Bob G motioned and Jo G seconded that we accept partial payment and waive late fees. This will be done only on a case-by case basis. The motion carried.

-- **Concern on Lot 41 and illegals**: The status of lot 41 is unknown. It may be in bank foreclosure, and it is unknown if the tax lien has been sold. Jo motioned and Jeff S seconded that this item be tabled until the next board meeting. The motion carried.

-- **Astronomy Night III**: Jo motioned and Bob G seconded that the next HLR astronomy night will be June 16 at the windmill starting at 7 pm. The motion carried.

Old Business Items:

-- **Gates blocking HLR Roads**: The board requested a formal written complaint. Patrick G'e reported that according to CCRs article 4.3, the board has the right, but is not obligated, to remove gates or other obstacles in the right of way.

- **Next Board Meeting**: Saturday, July 24, 11 am at the Elfrida Community Center, Elfrida, AZ

- **Executive Session**: None required.

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

Review of Action items:

- Bob G to ask Cadden if they are charging a \$15 fee on delinquent POs.
- Bob G will send a copy of the Windmill repair receipt to the board.
- Bob G will contact Frank when the next road grading is needed and ask that he start at the back of the ranch first with Foothills and Last Trail.
- A date will be set at the next board meeting for the CCR enforcement work session.
- Jo G will contact the county recorder to determine who owns lot 41.
- Jeff S will contact Harvey to see if a long term windmill maintenance contract might be more cost effective to the HLR.

- **Adjournment**: The board meeting adjourned at approximately 1:30 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.

- **Post Meeting Note**: Cadden Community Management is sponsoring a collection drive so that boxes of goodies can be sent to support the deployed troops for July 4th. Requested items are posted on our HLR website at <http://www.hlrpoa.com>. The collection point is the Cadden Office in Sierra Vista. We will also be collecting at Astronomy Night III at the HLR Windmill. The deadline is June 16th.