



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 20 November 2010
Elfrida, AZ



Minutes (draft as of 10 Dec 2010):

- **Call to Order:** 11:05 AM. Initially started by the Vice Pres until President's arrival. Board members attending were Pat G'e (President), Jo G (Vice P), Eileen A (Secretary), Bob G (Treasurer) and Jeff S. A quorum of board members was present. HLR property owners attending were Dave Kelley (124), Harry and Wanda Huffman (7), George and Edna Barton (43), Adele Crouch (23), Judy Rossbach (16, 17).

- **Pledge of Allegiance:** Recited.

- **Approval of 9/18/10 Board meeting minutes:** Eileen A motioned for approval as published, Bob G seconded and the motion carried.

- **President's Message:** Patrick G'e expressed his appreciation for working with a POA that was in good shape and with the other current board members. He stated that his impression was that everyone's interests were for the HLR neighborhood as a whole and not selfishly motivated. He expressed that serving on the HLR Board had been a good experience. Due to other obligations and his family's decision to sell his lot, he tendered his resignation from the board (initially to be after the Nov 2010 meeting but changed to) after the annual meeting in Feb 2011.

- **Treasurer Report:**

-- Bimonthly Update: Bob G reported that the operating budget by mid Nov 2010 had @ \$3,400, sufficient to meet obligations until the end of the year and the Reserve Budget contained @ \$20,000. He further mentioned that to be discussed later was potential road repair work estimated up to \$5-8K that may need to come out of the reserve funds. Jo G motioned to accept the Treasurers Report, Eileen A seconded, and the motion carried.

-- Reimbursement: Jo G requested reimbursement for \$125.46 for portions of the HLR 2010 website cost. Eileen motioned to reimburse Jo G, Bob seconded and the motion carried.

-- Annual Budget 2011: Initially tabled for discussion until the end of the meeting. When readdressed, it appeared expenditures exceeded income. Eileen A motioned to accept the 2011 budget with two modifications (increase dues by \$10 each period/ \$20 yearly total and decrease road grading from four to three times a year), Jo G seconded and the motion carried. **Change:** Post meeting, in accordance with our HLR Bylaws (Section 6.4 Action Taken without a Meeting), Jo G motioned, Eileen A seconded and the motion carried to reduce the dues increase for 2011 to only \$6 per year.

-- Bob G passed Treasurer duties to Jo G.

- **Committee Reports/Recommendations:**

-- **ARC:** Eileen A reported that only one Architectural Review Request (ARR) had been received but not early enough for the ARC to take action at this meeting. The ARR (Kling/lot 28) would be addressed within the time limits specified by our CCR.

-- **CCR:** Draft Enforcement Policy: Eileen A motioned to approve the policy letter as update during the 21 Aug working meeting, with grammatical changes as mentioned by Adele C and

Jeff S, to be reposted and mailed to PO, and accept PO comments no later than the Annual meeting. Jo G seconded the motion and the motion carried.

-- **Windmill:** Dave K reported that the windmill and tanks were working well. Dave K volunteered to serve as the new Chairman of the committee. Eileen motioned to accept Whitney M's offer to volunteer to also serve on the committee, Bob G seconded and the motion carried. Adele C volunteered to repaint the sign posted by the windmill.

-- **Road:**

- Road Repair: Bob G motioned to have the road committee meet to discuss and recommended prioritized projects to repair damage done to HLR roads during the 2010 monsoon (estimated at \$5-8K). Jeff S seconded the motion and the motion carried.
- Jo G assumed position as Board Liaison Rep to the Road Committee from Bob G.
- Annual Maintenance Contract: Jo G motioned to approve/accept and sign the annual maintenance contract with Double F Contracting, Jeff S seconded and the motion carried.

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

-- **Nominations:** Eileen A assumed position as Board Liaison to the Nominations Committee and reported that two board positions are coming open for election at the upcoming annual meeting. Jo G, Jeff S and Carl Gander have indicated that they would run for the vacancies. In addition, two board members may/will resign soon since their lots are for sale. The nominations committee will work to recruit other volunteers. The Board will do a Dec2010 mailing to announce vacancies/recruit volunteers and Jan 2011 mailing with ballots.

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

- **New Business:**

-- Annual HLR POA Meeting (Saturday, 19 February 2011 at the Elfrida Community Center, Elfrida, AZ) Agenda: Proposals included: two lot tours (water collection (127) and solar power (23)) prior to meeting, potluck at Noon, two presentations by guest speakers (water collection and solar power), discussion on the CCR Enforcement Policy and elections for two new board members.

- **Old Business Items:**

-- Retaining a lawyer: Eileen A motioned to reverse a September 2010 decision to retain a lawyer annually until cost estimates can be determined, Jo G seconded and the motion carried.

- **Next Board Meeting:** The 8 Jan 2011 board meeting has been cancelled. If needed a special meeting will be called. Date/time/location will be announced as needed. The next board meeting will be 19 February 2011 immediately following the annual meeting at the Elfrida Community Center in Elfrida, AZ.

- **Call to the Membership *:** Astronomy news update for HLR. The skies are especially good for meteor showers at HLR. With that in mind, the Geminids Meteor shower will peak in the early morning hours of December 14. The first quarter moon will have already set, and meteor rate is predicted to be about 120 meteors per hour. The best time to watch this is after midnight as the moon is setting until just before sunrise.

Here's another big news item. On the night of December 20-21, there will be a total lunar eclipse. This only happens during full moons, and observers in North America are well positioned for this event. The entire eclipse will be visible from the USA, and we won't have this opportunity again until 2014. The start of the penumbral eclipse will be at 10:27 pm MST on December 20, and the total eclipse will begin at 1:40 am on December 21. This is an unusual eclipse because it is also the date of the winter solstice. In addition, the moon will be relatively close to the zenith during the eclipse. The moon will appear to turn into a rusty, dim red during totality. Clear skies, bright stars, and good observing!

- Review of Action items:

- Jo G to set up Road Committee meeting.
- Jeff S to contact Lou C concerning fees.
- Jeff S to get estimates for retaining an attorney (specific issues/lot 41 and/or annual).
- Eileen A to contact Cadden to ensure previous lawsuit files are available at Caddens' SV office. (complete)
- Eileen A and Adele C to coordinate repainting of windmill sign POCs. (complete)
- Eileen A to contact Cadden concerning liens.
- Jo G and Eileen A to coordinate Dec mailing (budget, board vacancies and CCR Enforcement policy).
- Eileen, Nominations Committee and Jo G to coordinate Jan ballot mailing.
- Jo G to update 2011 budget for mailing.
- Eileen A to mail signed Road Maintenance contract to Double F Contracting. (complete)
- Jeff S to contact Solar Contractor to serve as a guest speaker at the annual POA meeting.
- Eileen A to contact Water Collection contractor to serve as guest speaker at the annual POA meeting.
- Eileen A to prepare minutes and update HLR Webpage.

- Adjournment: The board meeting adjourned at approximately 13:50 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.