



High Lonesome Ranch Estates  
Property Owners Association Board of Directors Meeting  
Saturday, 24 July 2010  
Elfrida, AZ



Minutes (Final as of 18 Sept 2010):

- **Call to Order:** 11:10 AM. Board members attending were Pat G'e (President), Eileen A (Secretary), and Jeff S. The President noted that a quorum was present with three board members present. HLR property owners attending were Dave Kelley (124), Whitney Malone (59), Tony and Rossbach (16, 17), and Joe Alberti (35, 37, 38).
- **Pledge of Allegiance:** Was recited.
- **Approval of 5/8/10 Board meeting minutes:** Eileen A motioned for approval as published, Jeff S seconded and the motion carried.
- **President's Message:** Patrick G'e shared that as part his continuing education effort he recently attended training on Property/Home Owner Associations. His conclusion was that HLR is really in good shape compared to other HOA/POAs based on the horror stories told by other attendees. HLR is doing well financially with only a few delinquent dues and only one foreclosure, overall neighbor camaraderie, lack of disruptive meetings, and loyalty of the board members to the association.
- **Treasurer Report:** Eileen A motioned to table discussion for Sept, Jeff S seconded and the motion carried.
- **Committee Reports/Recommendations:**
  - **ARC:** ARR Huffman (lot 75). The ARC recommended approval, Eileen A motioned for board approval , Jeff S seconded and the motion carried.
  - **CCR:** Draft Enforcement Policy: Eileen A motioned for a working meeting on 21 Aug, 1PM at 6463 Reata Pass on HLR to discuss the CCR enforcement policy, Jeff S seconded and the motion carried.
  - **Windmill:** Dave K reported that both tanks were full and all was working well.
  - **Road:** After much discussion on the condition of the roads and the way ahead, Eileen A motioned that we ask the road committee to drive the roads and make a recommendation to the board on potential future projects, that we contact Frank in preparation for our next grading, and that the road grading schedule be posted to our HLR webpage, Jeff S seconded and the motion carried.
  - **Admin Committee:** Eileen A reported that our HLR Rules and Procedures are now posted on the HLR webpage and motioned to dissolve the committee, Jeff S seconded and the motion carried.
  - **Community Response Committee:** Nothing to report.
  - **Nominations:** Nothing to report.
  - **DRC:** Nothing to report.
- **New Business:**

-- **Not Sufficient Funds Charge for Returned Dues checks.** Eileen A motioned for HLR to adopt a policy that IF there is a fee to the HLR POA as a result of a member's NSF/returned check then that fee should be passed onto/back to the PO in addition to any late fees, Jeff S seconded and the motion carried.

-- **New PO Welcome Letter (lot 104).** Patrick G'e signed the welcome letter.

**-Old Business Items:**

-- **Lot 41:** According to Cochise County Recorder records, a notice of trustee sale has been recorded for lot 41. Jeff S motioned for the board to *retain a lawyer for a year (amended)* to determine HLR POA options concerning lot 41, Patrick G'e seconded and the motion carried.

- **Next Board Meeting:** 18 September 2010, Tombstone Community Congregational Church, Community Hall (corner of Allen and 1st Streets), Tombstone AZ.

- **Call to the Membership \*:** Whitney M provided a letter to the board concerning Adverse Possession and Gates across HLR common property. No formal complaint was lodged. This topic will be discussed at the Sep Board meeting.

- **Executive Session:** (12:20PM) Eileen A motioned for the board to go into Executive Session, Jeff S seconded and the motion carried.

- **Reopen Meeting:** (12:45PM) Eileen A motioned for the board to go back into public session, Jeff S seconded and the motion carried.

**- Review of Action items:**

- Bob G to contact Frank when the next road grading.
- Patrick G'e to contact an attorney concerning lot 41.
- Eileen A to contact Cadden to mail approval letter for the ARR for lot 75.
- Eileen A to post road grading schedule on HLR Webpage
- Eileen A to coordinate w/ Bob G and Cadden concerning HLR policy on NSF fees.
- Jo G and Eileen A to update HLR Rules and Procedures concerning HLR policy on NSF fees.
- Eileen A to prepare minutes and update HLR Webpage.

- **Adjournment:** The board meeting adjourned at approximately 12:50 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.

- **Post Meeting Note:** On behalf of Cadden Community Management, the Board thanks all POs who participated and contributed to the collection drive for goodies that were sent to our deployed troops for July 4<sup>th</sup>. The donated items went to Camp Leatherneck (which recently experienced a fire burning many of the Marines' personal items) in Afghanistan. Thanks to all who donated to this worthy cause.