



**2010 High Lonesome Ranch Property Owners' Association  
Annual Membership Meeting  
Saturday, 19 February, 2011  
Elfrida Community Center, Elfrida, AZ**

Cadden Management Company, (Attn: Lisa Wallace), 555 East Wilcox Drive, Suite L, Sierra Vista, AZ 85635  
Official email: [board@hlrpoa.com](mailto:board@hlrpoa.com) Official website: [www.hlrpoa.com](http://www.hlrpoa.com)

**Minutes:** (draft as of 24 February 2011)

**10 AM: Water Harvesting Tour:** lot 127/ 10847 Double U Ranch Road. Eleven PO/guest attended.  
(Handout posted on our HLR webpage.)

**10:45 AM: Solar Collection Tour:** lot 23/ 10700 N. Saddlebag Trail. Eleven PO/guest attended.

**Noon: Membership Pot Luck**

**1PM: Annual Membership Meeting**

- Call to Order: Annual Membership Meeting started at 1PM. Board members present included Patrick Greene, Jo Green, Bob Gent, Eileen Ahearn and Jeff Shelton. Patrick Greene presided over the meeting. The HLR POA Secretary, Eileen, confirmed that we had a quorum for balloting.
- Pledge of Allegiance: We recited the Pledge of Allegiance
- Introduction of HL Property Owners in attendance included: George and Sam Barton, Harry & Wanda Huffman, Gary Thomas, David Kelley, Russ Christopher, Carl and Gail Gander, RW Barfield, Susan Vlastic, Scott and Diane Beard, GL and Nadine Holt, Dale and Susan Beard, Whitney Malone, Tony Rossbach and Joel Levin. Guest attending included Rick Weisberg and Jim Rowley. Please notify [board@hlrpoa.com](mailto:board@hlrpoa.com) if we did not accurately capture who was present.
- Volunteer Recognition: Patrick G'e recognized our HLR committee volunteers and expressed our appreciation for their service.
- Initiation of Balloting: Mailed and turned in ballots for the board of director vacancies were turned over to our Nominations Committee. Candidates were given an opportunity to address the POs: Jeff S expressed concerns over the Reserve budget and vision for the future of the Association; Jo G expressed her goals to maintain the CCR and financial wellbeing need to maintain the ranch as a whole; Carl G expressed that his goal was to serve the members and that he had no personal agenda; Harry H dittoed all previous candidates' comments and thanked folks in advance for their votes. Ballot counting started after the first guest speaker.
- Guest Speakers:
  - Water Harvesting Systems: Oasis Water Harvesting (<http://www.oasisrainwaterharvesting.com/>): Rick Weisberg set up an information table, spoke to the advantages and planning considerations of establishing a system. To help with his talk he showed pictures of Stand Alone, Linked, and Complex Gravity & Powered Systems. He also stressed that any type roof can work, harvested water can also be used for drinking with the proper filters and that AZ is still offering a tax credit up to 25% for installed systems.

- Solar Collection: Elgin Energy: Jim Rowley, also using pictures, spoke about wind and solar collection systems. He offered that solar systems were more efficient in our area than wind. He also left behind brochures about solar panels, power conservation ideas, and solar/wind collection planning considerations.
- Recess : 5 minutes
- Ranch Business:
  - Review of Minutes 2010 Annual Meeting: Key points were read by Eileen.
  - HLR 2011 Budget: Jo G presented a spread sheet to all attending POs that reflected HLR cost in each category for the past 6 years which were used in the development of the 2011 budget (overall and by category). Jo G also briefed that status of our 2010 budget account. (Send a note or email to the BOD for a copy)
  - CCR Enforcement Policy: Patrick G briefed the highlights of the new CCR Enforcement Policy. Stressed the first paragraph of the Policy: Expectations to Abide: "...have an expectation that all POs will follow....since they bought....and signed a contract agreeing to abide... "
  - Results of Board vacancy balloting: Fifty four (54) eligible lots/votes were received and counted by the Nominations Committee. New BOD members to serve three year terms were Jo Green and Harry Huffman. The 2011 Board of Directors includes: Patrick Greene (2011), Bob Gent (2011), Eileen Ahearn (2012), Jo Green (2013), and Harry Huffman (2013).
- Next Annual Meeting: Tentatively Projected for Feb 2012.
- Next Board meeting: immediately following today's annual meeting.
- Call to the Membership\*:
  - Sam Barton requested information on how the BOD fills vacancies when not part of elections. Patrick G' answered that the procedures are listed in the HLR ByLaws (Section 8.6).
  - Russ Christopher asked members if they were concerned about speed limits on ranch roads.
  - Whitney Malone repeated her disappointment in the CCR Enforcement Policy since she did not understand why the BOD would go after new violators when they had not corrected old violations.
  - Carl Gander asked if there were any old violators and whether they would be dealt with following the procedures outlined in the CCR Enforcement Policy. Patrick G'e answered yes.
  - Whitney Malone asked POs to trim trees/bushes along the sides of HLR roads.
- Door Prizes: Girl Scout cookies were given to four door prize winners.
- Adjournment: The meeting adjourned at 2:45PM .

\* 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.