



High Lonesome Ranch Estates  
Property Owners Association Board of Directors Meeting  
Saturday, 19 February 2011  
Elfrida Community Center, Elfrida, AZ



Minutes (as of 28 Feb 11):

- Call to Order: 3:00PM Board members attending were Pat G'e, Jo G, Eileen A, Bob G and Harry H. A quorum of board members was present. HLR property owners attending included Russ Christopher (101, 102, 103), Wanda Huffman (7), and Susan Vlastic (112).
- Review/Approval of 2/20/10 Annual POA meeting minutes: Eileen A motioned for approval as published, Bob G seconded and the motion carried.
- Review/Approval of 11/20/10 Board meeting minutes: Eileen A motioned for approval as published, Bob G seconded and the motion carried. Harry H abstained from voting.
- Selection of new FY11 Board positions:
  - Secretary: Jo G motioned to nominate Eileen for Secretary, Eileen agreed to serve in the position, Bob G seconded and the motion carried.
  - Treasurer: Eileen A motioned to nominate Harry for Treasurer, Harry declined. Patrick motioned to nominate Eileen to serve as Treasurer as well as Secretary, Eileen declined. Patrick motioned to nominate Jo for Treasurer, Jo accepted, Bob seconded and the motion carried.
  - President: Jo motioned to nominate Patrick for President, Patrick accepted, Eileen seconded and the motion carried.
  - Vice President: Patrick motioned to nominate Harry for Vice President, Harry accepted, Bob seconded and the motion carried.
  - Final FY11 Board positions: Pat G'e (President), Harry H (Vice P), Eileen A (Secretary), Jo G (Treasurer) and Bob G.
- President's Message: N/A
- Treasurer Report: Jo G presented the HLR 2010 Year End Budget update and motioned that we should add for discussion/decision at the next board meeting what to do with excess 2010 monies once the final numbers were received, Eileen seconded and the motion carried. The board also previously voted unanimously by email to approve the adjusted 2011 Budget with the reduced dues. Jo motioned the ratification of this action, Eileen seconded, and the motion carried. FY 11 budget also to be added to the next board meeting agenda for discussion.
- Committee Reports:
  - ARC:
    - Lot 98 (LePard): The ARC recommended approval of the deluxe garage and acknowledgement of other improvements already completed. The board previously voted unanimously by email to approve the ARR. Eileen motioned the ratification of this action, Bob seconded and the motion carried.
    - Lot 11 (Shelburne): The ARC recommended approval of the arena, entranceway gate, perimeter fencing, wall, and new driveway. The board previously voted unanimously by email to approve the ARR. Eileen motioned the ratification of this action with wording about concerns with screening and natural vegetation, Jo seconded and the motion carried.

- Lot 7 (Huffman): The ARC recommended approval of the brick wall. Bob motioned to approve the ARR, Jo seconded and the motion carried. Harry H abstained from voting.

-- CCR: N/A

-- Windmill: Harry H to serve as new Board Liaison rep.

-- Road: Jo G (Board Liaison rep) reported that the Road committee had not met and was not prepared to make a recommended on needed road repairs or grading schedule. The BOD scheduled a road working meeting for 12 March, 6:30PM at the home of the Vlastic's (lot 112/11010 High Lonesome Road) to prepare a prioritized road repair/maintenance list for presentation at the April BOD meeting. Jo to encourage the road committee to prepare a baseline list prior to and to attend the working meeting. All POs are welcome to attend the working meeting or email in their input.

-- Community Response Committee: N/A

-- Nominations: N/A

-- DRC: New members needed.

- New Business:

-- 2011 Board meeting schedule: The BOD set the following meeting schedule: Saturdays, 9 April (Tombstone), 11 June, 20 August, 22 October and 3 December.

-- Amended Cadden contract. Eileen motioned for the President to sign the amended contract which did not raise fees to the POA, Bob seconded and the motion carried.

-- Board Training w/ Cadden: The BOD agreed to possibly attend the collective Cadden training session usually scheduled for April. Harry H declined the need for individual training.

-- Tax Preparer selection: Eileen motioned to accept the Treasurer's recommendation on tax preparer (least costly), Bob seconded and the motion carried.

-- Repair HLR sign: Eileen motioned to allow her to contact an Elfrida welder to fix the sign and get estimates for future repairs needed in estimating funds in the HLR Reserves, Bob seconded and the motion carried.

-- 2011 BOD: Code of Conduct: All BOD members signed the BOD Code of Conduct agreement (copy on HLR website/Governing Documents Tab).

-Old Business Items: N/A

- Next Board Meeting: Saturday, 9 April, 11AM at the Tombstone Community Congregational Church, Community Hall (corner of Allen and 1st Streets), Tombstone AZ.

- Call to the Membership \*:

- Russ C thanked all past and present BOD members.
- On behalf of the BOD, Eileen thanked the Nominating Committee for their efforts in overseeing the 2011 election.

- Review of Action items

-- Jo G to set up a Road Committee meeting.

-- Eileen A to forward signed amended Cadden contract to Cadden.

-- Harry to ID potential DRC replacement reps.

-- Jo G to research requirement for audits of HLR funds.

-- Jo G to coordinate w/ Cadden for tax preparer.

-- Eileen A to coordinate for HLR sign repair.

-- Eileen A to prepare minutes and update HLR Webpage.

- Adjournment: The BOD meeting adjourned at approximately 4:20 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.