



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 9 April 2011
Lot 126/ 6463 Reata Pass, HLR, Gleeson, AZ



Minutes (draft as of 21 April 11)

- Call to Order: 11AM. Board members attending included Harry H, Jo G and Eileen A. Property owners in attendance included Judy and Tony Rossbach (16-17), Wanda Huffman (7), Carl and Gail Gander (21), GL and Nadine Holt (20B) and Russ Christopher (101-103)
- Pledge of Allegiance: Recited

- Review/Approval of 02/19/11 Board meeting minutes: Eileen A motioned for approval as published since no corrections had been sent in, Jo G seconded and the motion carried.

- President's Message: N/A
- Treasurer Report: Jo G presented Feb 11 budget update noting that to date our collection of dues in 2011 were slower/less than in 2010. Eileen A motioned to accept the treasurer's report, Jo G seconded and the motion carried.

- Committee:
 - ARC: No ARR's submitted. Russ C/ARC to check on the status of ARR's expiring and contact POs (lot 28).
 - CCR: N/A
 - Windmill: N/A
 - Road: Greg B presented a synopsis of the March Working Meeting's report (will send electronic version for posting). Eileen motioned to accept the RC's report and recommendation for a B grading w/ modifications, Jo seconded and the motion carried. Road Committee to meet with Double F Contracting concerning road repairs. Eileen also motioned to approved road repair at north end of Saddlebag prior to the monsoon with an expenditure limit of \$4K, Jo seconded and the motion carried. RC also looking for two more members.
 - Community Response Committee:
 - Nominations: Eileen motioned to ask the Nominating Committee to look at HLR Election procedures and make recommendations as needed prior to the Oct Board meeting, Jo seconded and the motion carried.
 - DRC: Harry H nominated GL Holt to replace him as chair of the DRC. Eileen motioned to defer a decision until the next board meeting, Jo seconded and the motion carried.

- New Business:
 - 2011 Board meeting locations: Eileen motioned to defer a decision until the next board meeting, Jo seconded and the motion carried.
 - FY11 Budget: Eileen motioned to defer a decision until the next board meeting, Jo seconded and the motion carried.
 - Reimbursement: Eileen motioned to reimburse Jo G for printing, mailing and web cost (\$287.06), Harry seconded, and the motion carried (Jo G abstained from voting). Jo motioned to

reimburse Eileen A for printing/mailing and welding repair cost (\$273.70), Harry seconded and the motion carried (Eileen abstained from voting).

-- Reserve Study: Harry H to host a working meeting on the HLR Reserve Fund on 28 April, Thursday, at 6PM at 10790 Old Adobe Lane (lot 7). The purpose of the meeting will be to get PO input on the purpose of HLR's reserve fund, how much HLR needs, whether we need a reserve study. All PO are welcome to attend. Bring chairs and dress for the weather.

-Old Business Items:

-- Annual Meeting Date & Location: Eileen motioned to plan the next annual meeting for Saturday, 3 May 2012 in Elfrida, AZ, Jo seconded and the motion carried.

- Next Board Meeting: 11 June at 11AM at 10790 Old Adobe Lane (lot 7). All PO are welcome to attend. Bring chairs and dress for the weather.

- Call to the Membership *:

-- Carl G asked about the status of old complaints concerning CCR Enforcement (lot 134 and lot 41). Jo G to check with the County on ownership and lien status for lot 41. Eileen to prepare board letter for lot 134.

-- Eileen shared announcement of Gleeson Jail 101st Anniversary Social/Potluck and Community Swap Meet sale on Saturday, 30 April from 9AM to 2PM. Check details at <http://www.gleesonarizona.com/>.

- Review of Action items:

--Russ C/ARC to check on the status of ARRs expiring and contact POs.

-- Greg B/RC to email electronic version of RC meeting notes for posting

-- Jo G and Road Committee to meet with Double F Contracting and coordinate repair of Saddlebag NLT monsoon 2011.

-- Eileen A to send PO concerns' on 2011 Election Procedures to Nominating Committee.

-- Russ C/NC to host NC meeting and prepare recommendations NLT Oct 2011.

-- Harry H to host a working meeting on the HLR Reserve Fund on 28 April

-- Jo G to check with the County on ownership and lien status for lot 41.

-- Eileen to prepare board letter for lot 134.

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

- Executive Session:

- Reopen Meeting

- Adjournment

* 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.