



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 11 June 2011
10790 Old Adobe Lane (Lot 7), HLR Estates



Minutes (final approved 20 August 2011)

- Call to Order: 11:03AM. Board members attending included Harry H (Vice Pres), Jo G (Treasurer) and Eileen A (Secretary). Property owners in attendance included Judy and Tony Rossbach (16-17), Carl Gander (21), GL and Nadine Holt (20B), Whitney Malone (59), Joe Alberti and Greg Briner (35-38) and Dave Kelley (124).
- Pledge of Allegiance: Recited
- Review/Approval of 04/09/11 Board meeting minutes: Jo G motioned for approval as published since no corrections had been sent in, Eileen A seconded and the motion carried.
- Board Vacancy: Harry H nominated Carl Gander to fill the board vacancy left by Bob G who resigned for personal reason; email proxy from Patrick G to Harry H used to 2d the motion, motion did not carry. Jo G nominated David Vlastic to fill the board vacancy, Eileen A 2d the motion; Harry stated he refused to recognize the motion or allow a vote. Harry H claimed executive privilege to appoint Carl Gander to fill the vacancy; Eileen A and Jo G refused to recognize any such privilege under Robert's Rules of Order. Carl Gander asked for his name to be withdrawn from consideration for the board vacancy and left the meeting. Eileen A nominated Dave Kelley to fill the board vacancy; Dave Kelley declined. Harry H nominated Joe Alberti to fill the vacancy; the motion was not seconded. Harry H claimed executive privilege to appoint Joe Alberti to fill the vacancy; Eileen A and Jo G refused to recognize any such privilege. Eileen A motioned to postpone any further vote until the next Board meeting, Jo 2d the motion and the motion carried.
- President's Message: None
- Treasurer Report: Jo reported that through May 2011 the HLR POA Operating account contained \$10,784 while the Reserve Fund account contained \$22,932.70 (which includes a \$5032. CD). Jo further stated that the account did not yet include projected bills for the rock delivery and pending road repairs on Saddlebag. Eileen motioned to accept the Treasurer's report, Harry H 2d, and the motion carried. Jo also briefed on HLR delinquencies (three PO owe 64% of past due delinquents) and recommended she set up a meeting w/ a POA lawyer in Oct 2011 to discuss options. Eileen motioned to accept the delinquency report w/ recommendation, Harry H 2d, and the motion carried.
- Committee:
 - ARC:
 - ARR lot 23 (Solar Panels/ Screening of utilities). The ARC recommended approval. Eileen A motioned to accept the ARC's recommendation, Jo G 2d, and the motion carried.
 - ARR lot 23 (Backyard Courtyard wall). The ARC recommended approval. Eileen A motioned to accept the ARC's recommendation, Jo G 2d, and the motion carried.
 - ARR Lot 28 (Shed/painting). The ARC contacted the POs on when the shed would be painted (since it had been two years since the ARR was approved) and recommended no further board action at this time. Jo G motioned to table any action

per the ARC's recommendation, Eileen 2d, and the motion carried. (Post meeting note: the shed has since been painted to match the home.)

- Expiration of ARRs: Per our Association Rules Architectural Review Request (ARR) are valid for two years.

(http://www.hlrpoa.com/files/Association_Rules_Official_V2_May10pdf.pdf)

Eileen A motioned that the BOD ask the ARC to review expired ARRs and make a recommendation to the BOD on action to be taken; Jo G 2d the motion and the motion carried.

- Jo G motioned that we accept the ARC's report, Eileen 2d and the motion carried. ARC report posted at <http://www.hlrpoa.com/Committees.html> .

-- CCR: No report.

-- Windmill: Dave K reported that the windmill was working but still spewed when the winds were high and that the tank was full. Whitney M agreed to contact Cochise County Water Wise rep on concerns about watering the hackberry trees in the vicinity of the windmill. Post meeting windmill report posted at <http://www.hlrpoa.com/Committees.html> .

-- Road: Greg B briefed the results of the 4 May RC meeting with Double F Contracting on repairs to Saddlebag and other HLR roads. (see report at <http://www.hlrpoa.com/Committees.html>).

- Saddlebag: Jo G motioned to accept the RC recommendation to re-approve the repair on Saddlebag since it exceeded the April BOD approval cost estimates (now @ \$5236); Eileen 2d, and the motion carried. Eileen motioned to repay Jo G for the up-front monies she paid (@\$1900) for the rock delivery
- RC Report: Jo G motioned to accept the RC's report with the deletion of Summary point 2 since the BOD had already approved the road work (up to \$4K) and adding the point that the road grader was authorized to put turn outs on HLR roads/Common area to reduce wash out of HLR roads due to heavy rain runoff; Eileen 2d, and the motion carried.
- Foothills Complaint: Whitney M (lot 59) reported that conditions on Foothills in the washes caused her to be concerned about being stuck. Jo G motioned to accept the RC's recommendation to have Double F contracting assess what could be done (short and long term) to repair the wash; Eileen 2d, and the motion carried.

-- Community Response Committee: No report

-- Nominations: Eileen motioned that we table the NC preliminary report for a final report at the next BOD, Jo 2d, and the motion carried.

-- DRC: Harry H nominated Gary Thomas to assume Chair of the DRC and to add GL Holt to fill the committee vacancy; Jo 2d, and the motion carried.

- New Business:

-- Committee Mtgs: Eileen A briefed that 2010/2011 AZ Legislation made POA/HOA Committee Meetings open to the public just as board meetings are. Eileen A motioned to add Committee Meetings to the HLR Calendar so all POs could attend, Jo 2d, and the motion carried.

-- Video conferencing/Phone In: Eileen also briefed that recent rulings recognized that Board members could fully participate in BOD meetings using video conferencing or phone as long as all parties could hear the exchange of information.

-Old Business Items:

-- Reserve Fund: Harry H read the notes from the 28 April Community Reserve Fund meeting (posted at <http://www.hlrpoa.com/>). Jo G presented a modified reserve fund proposal. Harry H reported that he had contacted some Reserve Study companies and had gotten low and high estimates, as well as a recommendation by a company for us to save our \$\$ since it was too expensive for our limited infrastructure requirements. Eileen reported that BOD members of a like

POA (Dragoon Mtns in St David) said that they were gathering infrastructure replacement cost from their committees and had not decided whether to do their own reserve study or to pay a company. Eileen motioned that we table any further discussion on paying for a reserve study and that we account for/divide our current Reserve Fund into two reserve accounts (Common Area and Legal); Jo G 2d and the motion carried. Eileen also motioned that we reapportion our current Reserved Funds with 75% going to the Common Area Reserve Fund and 25% to the Legal Reserve Fund) and host a Community Working Meeting to address the rules of expenditure and caps to the reserve funds; Jo 2d, and the motion carried. The meeting is open to all HLR Property Owners and will be on 12 August at 4PM at 6463 Reata Pass (lot 126, HLR).

-- CCR Violation Concerns:

- Lot 13B/20: CCR Violation Section 10.10. Eileen recommended approval of a letter to be sent to the POs informing them of the CCR violation in accordance with the HLR CCR Enforcement Policy Letter; Harry H stated that he refused to recognize the motion or allow a vote. Eileen motioned to table the discussion until the next BOD meeting, Jo 2d and the motion carried. The POs were provided a copy of the Cochise County form ARS 42.15058 needed to combine their parcels.
- Lot 134: CCR Violation Section 10.2 and 10.4. Eileen recommended approval of a letter to be sent to the PO informing him of the CCR violation in accordance with the HLR CCR Enforcement Policy Letter, despite the inconsistency with the action just taken; Jo 2d, and the motion carried.

- Next Board Meeting: tentatively scheduled for 20 Aug at 11AM. Location to be announced.

- Call to the Membership *: Eileen shared with POs the highlights of CCR for the Enchanted Land, LLC recorded with Cochise County which may be for the development going in south/west of HLR Estates. Digital copies are available upon request to board@hlrpoa.com.

- Review of Action items:

-- Jo G to set up meeting with POA Lawyers to discuss delinquent dues and other legal concerns.

-- Eileen A to email Water Wise POC email address to Whitney M.

-- ARC to review ARRs over two years old and make recommendations of action to be taken.

-- Jo G to work with RC and Double F contracting for fixes to HLR roads.

-- Eileen A to host a working meeting II on the HLR Reserve Fund on 12 August.

-- Eileen A to forward approved board letter to Cadden for mailing to lot 134.

-- Eileen A to notify Cadden of BOD approval of ARRs so approval letters to POs can be mailed.

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

Adjournment: The meeting adjourned at 2:20PM.

* 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.