



High Lonesome Ranch Estates  
Property Owners Association Board of Directors Meeting  
Saturday, 20 August 2011  
Elfrida Community Center, Elfrida, AZ



Minutes (approved 29 Oct 2011):

- 11AM: Call to Order: Board members attending included Harry H (Vice Pres), Jo G (Treasurer) by speaker phone (AZ Statute 33-1804), and Eileen A (Secretary); quorum met. Property owners in attendance included Gary Thomas (84-85), Lillian and Bob Hritz (71), Dennis and Charlet LePard (98), GL and Nadine Holt (20B), George and Sam Barton (43), and Dave Kelley (124). GL Holt also video recorded the meeting.

- Pledge of Allegiance: Recited

- Review/Approval of 06/11/11 Board meeting minutes: Eileen A motioned for approval as published, Jo G seconded, and the motion carried.

- Board Vacancies and BOD positions: Eileen A motioned to depart from past practices and not fill the board positions with the appointed representatives, but to have the board discuss and vote on who would serve in which position after new members were appointed, Jo G seconded, and the motion carried. Jo G motioned to open for discussion the board vacancies, Eileen A seconded. Four POs sent emails to the BOD indicating they wanted to be considered for the two BOD vacancies: David Vlasic (112), Bob Hritz (71), Greg Briner (37) and GL Holt (20B). Jo G changed her motion to nominate Bob Hritz to fill one of the board vacancies, Eileen A seconded, and the motion carried. Since Bob H was present at the meeting, he joined the BOD members. Jo G nominated Greg Briner to fill the second board vacancy, Eileen A seconded and the motion carried. Eileen motioned for Jo G to serve as President and Harry H to serve as Vice President, Bob H seconded, and the motion carried. Jo G motioned to appoint Eileen A as Secretary and Treasurer, Bob seconded and the motion carried (Eileen abstained from voting). Since Greg B was not at the meeting, the BOD agreed to ask Greg B if he wanted to serve as Treasurer, and discuss the change at the next BOD meeting. Jo G asked Harry H to continue to moderate the meeting since she could not visually recognize BOD members or PO for discussion.

- President's Message: N/A

- Treasurer Report: Jo G presented an update on the HLR POA budget/expenditures (Operating \$10,884; \$23,600 Reserve; approx \$11,315 anticipated expenditures) as of July 2011 and an update on delinquent POs (19 POs for \$5,762.36), Eileen A motioned to accept the Treasurer report/delinquent report, Bob H seconded, and the motion carried.

- Committee:

-- ARC:

- ARR lot 124 (retaining wall/water tanks): The ARC recommended approval. Eileen A motioned to accept the ARC's recommendation, Jo G 2d, and the motion carried.
- ARR lot 126 (ramadas) and ARR lot 127 (ramadas): ARC recommended approval. Jo G motioned to accept the ARC's recommendation, Bob H 2d, and the motion carried (Eileen abstained).

-- CCR: N/A

-- Windmill: See WC report June 11 posted on HLR webpage. Harry H motioned to authorize the WC to get bids on refurbishing the windmill, Eileen A seconded and the motion carried.

-- Road: Working meeting results: No RC written report (since posted on HLR webpage) so verbally given by George B and Eileen A. Jo G motioned to turn over RC Board Liaison (BL) duties to Greg B, Eileen A 2d, and the motion carried. Jo G motioned to put David Vlasic (112) and Dave Kelly (124) on the RC since both volunteered, Eileen A 2d, and the motion carried. RC to decide on and ID a chairman for their committee and George B has volunteered to serve as chair.

- Community Response Committee: N/A
- Nominations: N/A
- DRC: Gary T, DRC Chair, reported no disputes.

- New Business:

-- CAI Audio CDs for BOD: Eileen A motioned to defer discussion on CDs, Bob H 2d, and the motion carried.

-Old Business Items:

-- Reserve Fund Working Meeting Results: Meeting notes posted on the HLR webpage. Eileen A motioned to put the split of the reserve fund on hold pending tentative Oct discussion with POA lawyer, Bob H 2d, and the motion carried. Jo G motioned to ask the Road and Windmill Committees (and BL reps) to get cost estimates for repairs of HLR infrastructure to help build a reserve fund budget/estimate, Eileen A 2d, and the motion carried.

- Next Board Meeting: changed to 29 October at 2PM at the American Legion Post 24 in Tombstone. The Legion's address is 205 W. Allen Street. (The Elfrida Community Center was not available due to Fall Festival).

- Call to the Membership \*:

- Dave K asked whether there was interest among PO living on the ranch to put a dumpster vicinity the windmill so each PO would not have to individually take trash to the dump.
- Dave K asked whether there was increased interest among PO to put community mailboxes on ranch property. Dave K to check with Russ C about the results of the past interest survey.
- GL Holt turned over letter of complaint to the Board. Harry H accepted the report.

- Review of Action items

- Bob H to prepare draft Association Rules about timelines and procedures for the Board and Cadden to take action on late dues and lien notices/actions.
- WC to get cost estimates for repair of the windmill.
- Eileen A to ask Greg B if he is interested in serving as the Treasurer.
- RC to decide on and ID a chairman to their committee and George B has volunteered to serve as chair.
- RC to get cost estimates for future repair of HLR roads and grading, to coordinate 2012 draft road contract and provide input to 2012 HLR budget.
- RC and WC to get cost estimates for infrastructure repair to help build reserve fund estimate.
- Eileen A to get with Lisa at Cadden about possibility of sharing cost and establishing load option for CAI CDs with other associations.
- Dave K to check with Russ C about the results of the past interest survey concerning community mailboxes.
- Harry H to scan GL Holt's complaint and distribute copies to all board members.
- Eileen A to notify Cadden of BOD approval of ARRs so approval letters to POs can be mailed.
- Eileen A to notify Cadden for payment for use of the Elfrida Community Center (\$25).
- Eileen A to prepare minutes and update HLR Webpage.

- Adjournment: Eileen A motioned to adjourn the meeting at 12:45PM, Bob H 2d, and the motion carried.

\* 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.