



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 29 October 2011 2PM
American Legion Post 24, 205 W Allen Street, Tombstone, AZ



Minutes (draft 10 November 2011):

- 2:08 PM: Called to Order by Pres Jo G. Board members attending included Jo G (Pres), Harry H (Vice Pres)(remained until 5PM), Eileen A (Secretary and Treasurer), Bob H and Greg B; quorum met. Property owners in attendance included Dave and Carol Ailshouse (105), Lillian Hritz (71), GL and Nadine Holt (20B), Tony Rossbach (16/17), Jo Alberti (35,37,38), Phyllis Cavanaugh and Alisa Cook (13/20A), Whitney Malone (59), George Barton (43), and Dave Kelley (124). GL Holt also video recorded the meeting.
- Pledge of Allegiance: Recited
- Review/Approval of 08/20/11 Board meeting minutes: Eileen A motioned for approval as published, Bob H seconded, and the motion carried.
- Board positions: Treasurer: Greg B declined at this time. Greg B motioned for Eileen A to continue as Treasurer, Harry H seconded, and the motion carried. (Eileen A abstained from voting.)
- President's Message: N/A
- Treasurer Report:
 - Monthly update: Eileen A presented the monthly update (Operating Fund: Ending Sep 11 balance: \$7917; Due outs by EOY \$8628; Reserve Fund: \$24,269. Greg B motioned to accept the report, Harry H seconded, and the motion carried.
 - Draft skeleton 2012 budget: Eileen A motioned to host a Community Meeting to discuss the 2012 Budget (with Committee input), Harry H seconded, and the motion carried. The meeting will be Thursday, 1 Dec 2011 at 6PM. The meeting will be held on HLR, lot 126, 6463 Reata Pass.
- Committee:
 - ARC:
 - ARR lot 28 (Shed): The ARC recommended approval with the stipulation that the shed be painted to match the home. Eileen motioned to discuss, Bob H seconded, and the motion carried. Eileen motioned to approve the ARR with the stipulation that the shed would be painted the same color as the house and when they built their home there would be an expectation that the home, sheds and casita would be made to “substantially match” IAW CCR Article 10.2, Greg B seconded and the motion failed. Bob H motioned to approve the ARR as submitted with the stipulation that the shed be painted to match the color of the home, Greg B seconded and the motion carried.
 - ARR lot 20B (Sheds): The ARC recommended approval with the stipulation that the sheds be painted to match the home. Eileen motioned to approve the sheds pending the color and rooflines match the home; no one seconded the motion. Bob H motioned to approve the ARR as submitted with the stipulation that the sheds be painted to match the color of the home, Harry H seconded and the motion carried.
 - CCR: N/A
 - Windmill: Dave K reported that the WC had completed some repairs to remove the blockage from the tank to the trough and presented a bid for repairs to the windmill (\$1246.15). Harry motioned to accept the WC report and fund the windmill repairs, Bob H seconded and the motion carried.

-- Road: Greg B/ RC to finalize draft Road Contract, send to contractor for pricing and submit to Dec BOD for action. The BOD recognized Whitney Malone as a new member/volunteer to the RC.

-- Community Response Committee: Eileen A motioned to delete the CRC due to inaction in over 12 months, Bob H seconded and the motion carried.

-- Nominations: Final NC recommendation on new draft mission and procedures are posted on the HLR webpage for comment. BOD to review and take for action at the Dec BOD.

-- DRC: N/A

- New Business:

-- BOD Meeting location: GL Holt requested that all HLR BOD meetings be held in Elfrida. Jo G motioned for BOD meetings to be split between Elfrida and Tombstone (2) with the Annual meeting held in Elfrida (4), Harry H seconded and the motion carried.

-- Dues (Brown): deleted

-- Dec News Report: Eileen request all BOD and Committees submit input NLT 3 Dec.

-- Annual Meeting: Scheduled for 3 March 2012. Ideas and recommendations needed by 3 Dec. Joe A recommended recognizing Ann English for the progress in paving segments of Gleeson Road. Lillian H to present ideas for appreciation gifts.

-Old Business Items:

-- Holt Complaint: GL Holt requested his concerns be dealt with during the open session. Harry H motioned that after investigation of the facts that the Board found no inappropriate action by Eileen, that the BOD exonerate Eileen, and for the BOD to dismiss the complaint as unfounded; Bob H seconded and the motion carried. (Eileen A abstained from voting.)

-- CCR violation: GL Holt requested his CCR violation be dealt with during the open session. Bob H cited Cochise County definitions of lots/parcels, HLR CCR Article 10.10, and County Tax record for Parcel No: 11102013B listed at 2.13 acres. GL Holt acknowledged the CCR violation and agreed to complete/submit the Request to Combine for lot 13B with lot 20B with the County Assessor.

-- Legal appointment results: Bob H motioned to hire law firm Carpenter, Hazlewood, Delgado and Wood PLC on annual retainer (\$600) as of 1 Jan 2012, Greg B seconded, and the motion carried.

- Next Board Meeting: 3 Dec, 11AM, Elfrida Community Center.

- Call to the Membership *: None

- Review of Action items:

-- Eileen to submit written road contract input to Greg ASAP.

-- Greg/RC to submit RC to contractor for cost estimates.

-- BOD to review NC input and be prepared for action at 3 Dec BOD mtg.

-- BOD and Committees to submit 2012 Budget input no later than (NLT) one week prior to the Community Budget meeting (1 Dec).

-- Lillian H to propose appreciation gift/cost to BOD by 3 Dec for Ann English at Annual meeting. Joe A prepared to invite Ann English to Annual meeting pending final approval of agenda/times.

-- BOD and Committee reps to submit New Report input NLT 3 Dec 2012.

-- GL Holt to complete/submit the "Request to Combine" for lot 13B with lot 20B with the County Assessor.

-- Eileen to prepare minutes and update HLR Webpage.

-- Eileen to notify Cadden for official ARR approval letters.

-- Eileen to coordinate with Cadden reference CCR violation and Dues interest letters.

-- Jo G to coordinate with Cadden reference contract/hiring Carpenter, Hazlewood, Delgado and

Woods.

- Executive Session: Eileen A motioned to move to executive session at 5:15PM, Greg seconded and the motion carried. Eileen A motioned to move out of executive session and reopen the meeting at 5:35PM, Greg seconded and the motion carried.

- Reopen Meeting: (5:35PM)

-- CCR Violation: Eileen A motioned to approve a response acknowledgment letter to lot 134 with suspended penalty until 1 July 2012, Greg seconded and the motion carried.

-- Delinquent Dues: Eileen motioned to grant a cancellation of dues interest for lot 66 for 2011, Bob seconded and the motion carried.

- Adjournment: Eileen A motioned to adjourn the meeting at 5:45PM, Bob H seconded, 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.