



**2012 High Lonesome Ranch Property Owners' Association  
Annual Membership Meeting  
Saturday, March 10, 2012**



**Elfrida Community Center, Elfrida, AZ**

Cadden Management Company, (Attn: Lisa Wallace), 555 East Wilcox Drive, Suite L, Sierra Vista, AZ 85635  
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**Celebrating 10 Years: Thanks to our Volunteers**

**Minutes:** (draft as of 7 April 2012)

10 AM: **Community Meeting:** Association Rules: Several Property Owners met to discuss changes to the Association Rules. No decisions were made. Another meeting, also open to all POs, will be scheduled to gather more PO input. The CCR committee volunteered to lead the effort of soliciting, hosting, consolidating and presenting recommendations.

11 AM: **Meet our Committees** (Road, Windmill, Dispute Resolution, Nominating, Architectural Review and Covenants, Conditions and Restrictions (CCR): As PO arrived they were interested in joining the Community meeting instead of meeting with individual committees.

Noon: **Membership Pot Luck**

1PM: **Annual Membership Meeting**

- **Call to Order:** The Annual Membership Meeting started at 1PM. Board members present included Jo Green, Bob Hritz, Eileen Ahearn, and Greg Briner. Jo G, President, presided over the meeting. The HLR POA Secretary, Eileen, confirmed that we had a quorum for balloting. PO Alisa Cook video recorded the meeting.
- **Pledge of Allegiance:** We recited the Pledge of Allegiance
- **Introduction of Members in Attendance:** David and Carol Ailshouse, Joe Alberti, Alisa Cook, Phyllis Cavanaugh, George and Sam Barton, Gary Thomas, David Kelley, Russ Christopher, Carl and Gail Gander, RW Barfield, Pat Green, GL and Nadine Holt, Dale and Susan Beard, Lillian Hritz, Avelyn Marshall, David Vlastic, Charlet and Dennis Lepard, and Whitney Malone. Guest attending included Ann English. Please notify [board@hlrpoa.com](mailto:board@hlrpoa.com) if we did not accurately capture who was present.
- **Guest Speaker:** Ann English: Board of Supervisor District 2: Introduced by Joe Alberti. BLUF: Cochise County will chip seal two more miles of Gleeson Road by May 2012. The two miles will be from the East. Gleeson Road has been designated a County Collector road and so will continue to be maintained by the County. She also said that a survey of Cochise County residents indicated that their number one concern was the condition of roads. As a result, the County has been setting aside monies to support limited future road projects. Gleeson Road work will not include any change to drainage. Cochise County does have a Federal grant to do road drainage improvement to two spots on Davis Road in 2012/2013.
- **Ranch Business:**
  - **Certificates of Appreciation:** To recognize and thank our many volunteers, the BOD Liaison member presented Certificates of Appreciation to each Committee's members.

- **Committee Updates:**
  - **Windmill:** Dave Kelley and Whitney Malone briefed on the repairs and actions done at the windmill in 2011, and said that further work may be needed.
  - **Road:** Greg Briner briefed that in 2011 three gradings, one major repair on Saddlebag and one emergency repair was done on Foothills. In addition the RC had identified seven future project areas.
  - **Dispute Resolution:** Bob Hritz reported that the DRC had no issues.
  - **CCR:** Russ Christopher briefed that the CCR committee had volunteered to host an open meeting to discuss and recommend updates to the Association Rules. Date/time TBA.
  - **ARC:** Russ C briefed on architectural review requests the committee had processed in 2011 and said that the committee will work with POs to support building on their land.
  - **Nominating:** Russ C stressed that PO could influence ranch activities through their vote in the ballot box and through participation on committees since the BOD makes decisions based on committee input.
- **Appreciation to BOD Members:** Jo Green thanked the 2011 BOD members for their service to the Association and their teamwork.
- **2011 Annual Meeting Minutes:** Key points were read by Eileen. No changes were recommended.
- **HLR 2012 Budget:** Eileen A briefed the 2012 HLR POA budget. There were no comments/questions.
- **Initiation of Balloting** . Candidates were allowed to speak.
- **Results of Election:** President Jo G presented the results of the election and congratulated the new BOD members: Bob Hritz and David Vlastic. The 2012 BOD consist of Jo Green, Eileen Ahearn, Greg Briner, Bob Hritz and David Vlastic.
- **Next Annual Meeting:** Tentatively projected for Mar 2013.
- **Next Board meeting:** immediately following today
- **Call to the Membership** \*:
  - Sam Barton asked that we do a better job announcing committee meetings, which are open to all POs, in advance so that interested PO may attend.
  - Charlet LePard gave a “shot out” to Harry and Wanda Huffman for their contributions to the Association.
  - Lillian Hritz volunteered to investigate technology which would allow the emailing to all POs without the release of email addresses. She also volunteered to investigate tools to allow for calendar sharing and coordination.
  - Alisa Cook announced the creation of a non-BOD sponsored committee called the Transparency Committee with the purpose of representing the POs. She welcomed all PO to join.
  - Joe Alberti asked for continued support to keep Gleeson Road on the front burner of county issues.
  - Jo Green thanked Bob and Lillian Hritz for researching, purchasing and arranging the thank you gift presented to Ann English.
- **Adjournment:** The meeting adjourned at 2:45PM.

\* 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.