



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Saturday, 4 February 2012 11 AM
American Legion Post 24, 205 W Allen Street, Tombstone, AZ



Meeting Minutes (draft as of 13 February 2012):

- 11:10AM: Call to Order : Called to Order by Pres Jo G. Board members attending included Jo G (Pres), Eileen A (Secretary and Treasurer), Bob H and Greg B; quorum met. Property owners in attendance included, Lillian Hritz (71), Jo Alberti (35, 37, 38), Alisa Cook (13/20B), and Whitney Malone (59). Alisa Cook video recorded the meeting.
- Pledge of Allegiance: Recited
- *
 - Members' Code of Conduct for Association Meetings: Read by Jo G.
 - Board Vacancy: Harry H resigned effective 27 Jan 2012. Bob H motioned that Greg B be appointed to fill the remaining 2 year term of the BOD seat vacancy, Jo seconded, and the motion carried. (Greg B abstained from voting.)
- Review/Approval of 12/3/11 Board meeting minutes: Bob H motioned to approve the minutes as published, Greg B seconded, and the motion carried.
- Treasurer Report: Eileen A presented the End of Year 2011 budget update and recommended the BOD select CPA Larry Recker to do our 2011 taxes and compilation. Greg B motioned to accept the treasurer's report and CPA recommendation, Bob H seconded, and the motion carried. (For a copy of the EOY Summary, email the BOD at board@hlrpoa.com.)
- Committee:
 - ARC: N/A
 - CCR: Jo G volunteered to serve as the BOD Liaison to the CCRC. No report.
 - Windmill: Jo G volunteered to serve as the BOD Liaison to the WC. Whitney M presented an update on the Windmill/Trough maintenance. Bob H motioned to accept the report, Greg B seconded, and the motion carried.
 - Road:
 - RC Report: Whitney M presented the results of the Dec RC meeting and the Feb RC report (posted on the HLR website at <http://hlrpoa.com>). Greg B motioned to accept the RC report, Bob H seconded, and the motion carried.
 - Road Contract: Greg B motioned that we accept and sign the road maintenance contract with Double F Contracting for the period Feb 2012- Feb 2013, Eileen A seconded, and the motion carried.
 - Road repair (Reserve Study input): Eileen A motioned that we accept the cost estimates for road repair provided by Double F contracting as input to our Internal HLR Reserve Study and for future road repairs, Bob H seconded, and the motion carried.
 - Nominations: Eileen A reported that four POs (Hritz, Briner, Ceccarelli and Vlasic) volunteered and submitted Letters of Intent to run for the BOD, but since Greg B accepted the appointment, there remained three POs running for the two BOD vacancies.
 - DRC: Bob H volunteered to serve as the BOD Liaison to the DRC.

- New Business:

-- Community Meeting: Eileen A motioned that the BOD host a Community wide meeting on potential updates to the Association Rules to include: how to disseminate video recordings of the BOD meetings; procedures for approving questions to be presented to the POA's legal counsel, and procedures to add topics to BOD meeting agenda and email correspondence; Bob H seconded, and the motion carried. Community meeting to be scheduled and held before the first full BOD meeting scheduled in 2012.

-- PO Concerns (Cook/lot 13): Alisa Cook presented her concerns.

-Old Business Items:

-- Video/Audio Recordings (*- out of sequence): Eileen A motioned to amend the videotaping rules adopted at the 3 Dec BOD Mtg (see enclosure 1), Greg B seconded, and the motion carried.

-- Annual Meeting:

- Date/Time: Eileen A motioned to move the Annual meeting to 10 March 2012 (11AM/Noon and 1PM) at the Elfrida Community Center (since the ECC was not available for 3 March), Greg B seconded, and the motion carried.
- Agenda: Eileen A motioned that the agenda be adjusted to have the guest speaker first (as listed below), Bob H seconded and the motion carried: Agenda (all events at the Elfrida Community Center):

11AM: Meet the Committees (PO and Committees meet to discuss issues/concerns)

Noon: Potluck

1PM: Official Meeting start: Greetings; Pledge of Allegiance & Introduction of POs

1:05PM Guest Speaker (Ann English): (responsible for 3+ miles of Gleeson Road being chip sealed) (Road Ahead for Cochise County and Q&A); Presentation of gift.

1:30PM: HLR Business

- Introduction of Candidates/Close balloting/Counting of the ballots
- 2011 Annual POA meeting minutes
- 2012 Budget
- Committee Updates: Road, Windmill, Dispute Resolution, Nominating and ARC/CCR

@2:30: Presentation of New Board of Directors

- Next Board Meeting: Annual PO Meeting is scheduled for 10 March 2012 at the Elfrida Community Center in Elfrida, AZ, to be followed immediately by a BOD meeting with limited agenda.

- Call to the Membership **: Eileen A presented a map, Declaration of Restrictive Covenants, and Declaration of Roadway Property Maintenance Obligation for the Silver Spur Ranch, a new development south/west of HLR. Copies available upon request from Board@hlrpoa.com.

- Review of Action items:

-- Lillian H to send receipt for gift for Ann English to BOD for repayment.

-- Joe A to invite Ann English to Annual meeting.

-- Eileen to prepare minutes and update HLR Webpage.

-- Eileen to notify Cadden for CPA selection and approval of 2011 Financials.

-- BOD Liaisons to HLR Committees to coordinate with committees for Annual Meeting.

- Executive Session: None

- Adjournment: at 2:15PM the meeting was adjourned

* May be discussed out of sequence.

** 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.

**High Lonesome Ranch POA
Board of Directors Resolution Regarding Video Recording Annual Meetings, Special
Membership Meetings, and Board of Directors Meetings**

WHEREAS, A.R.S. §§ 33-1248 and 33-1804 require condominium and planned communities to permit people attending annual meetings, special membership meetings and board of directors meetings open to the membership to record or videotape the meeting;

WHEREAS, A.R.S. §§ 33-1248 and 33-1804 permit condominium and planned communities to adopt reasonable rules governing the taping of open meetings of the board of directors and membership;

THEREFORE, the Board of Directors hereby adopts the following rules regarding recording annual meetings, special membership meetings and board meetings open to the membership as follows:

1. The person intending to record the meeting must provide 24 hours advance notice to the official HLR Board email address (board@hlrpoa.com) of the intent to record the meeting in writing via e-mail or fax.
2. The person recording the meeting must verbally indicate to the POA President or person running the meeting at the start of the meeting that he or she is going to record the meeting.
3. The recording device must be visible to the board of directors at all times during the meeting while the device is recording.
4. All videotaping must be on a tripod and must be located in a manner so that all attending POA members are visible.
5. Videotape tripods cannot obstruct the view of people attending the meeting.
6. The Board of Directors shall have a right to receive a copy of the recording, at Association expense.
7. All recording devices must run on batteries. The Association cannot guarantee that power will be available in the meeting space and power cords cannot create tripping hazards for other attendees at the meeting.
8. No recording shall be published in any way including, but not limited to, posting any recording to the Internet or any social networking or video or audio sharing website.
9. The penalty for violating these rules is that that PO/lot may not video record future meetings.

Adopted by the Board of Directors in a Board meeting this 4th day of February, 2012.