



High Lonesome Ranch Estates
Property Owners Association Board of Directors Meeting
Sunday, 20 May 2012 2PM
Elfrida Community Center, Elfrida, AZ



Minutes (as of 13 July 2012):

- 2PM: Call to Order. Called to Order by Pres Bob H. Board members attending included Bob H, Jo G, David V, Eileen A, and Greg B; quorum met. Property owners in attendance included, Jo Alberti (35, 37, 38), Susan V (112), Russ C (101-103), Randy K (26, 28, 31) Carl & Gail G (21), GL Holt (20A) and Whitney Malone (59).
 - Pledge of Allegiance: recited
 - Code of Conduct: Read by Bob H
 - President's Message: Bob H shared his vision for serving on the BOD and as President.

- Consent Agenda: Bob H motioned to accept/approve all the items on the consent agenda listed below, Jo G seconded, and the motion carried.
 - Approval of 3/10/12 Board meeting minutes
 - Treasurer Report:
 - Monthly update; Draft Delinquent/Lien Letters to be sent to 2011 & earlier delinquent POs by Cadden; and reimbursement for expenses to Green (\$181.22: web/printing) & Ahearn (\$254.56; printing/ mailing).
 - Secretary: Welcome letter to Paloucis; CCR violation letter to be mailed by Cadden
 - Committee Reports (info only/no committee recommendations):
 - ARC: see May 12 report*
 - CCR: see May 12 report*; new committee member volunteers: Gander/ Alberti/ Ceccarelli
 - Windmill: none
 - Road: none
 - Nominations: see May 12 report*; David V to serve as new BOD Liaison
 - DRC: Greg B to serve as new BOD Liaison

- Committee Recommendations:
 - ARC:
 - ARR lot 21 /Gander (solar): The ARC recommended approval. Eileen A motioned approval of ARR with the additional information provided (site plan & elevation plan), Bob H seconded and the motion carried.
 - ARC recommended changes to ARC Guidelines/Association Rule (see May report) by adding the statement: "preferred location" be defined as to "avoid hills, rises, and ridgelines as much as possible to limit visibility from common areas and adjoining lots, utilize below grade locations when possible, and screen with native vegetation." Eileen A motioned to accept the ARC's recommendation, Jo G seconded and the motion carried.
 - ARC to meet on 4 August to discuss the impact of the new AZ Revised Statutes (ARS) 33-3317 on ARC procedures and guidelines.
 - CCR: none
 - Windmill: none
 - Road: Joe A reported a meeting between a Cochise County Road Engineer rep, Karen Riggs, and the RC to discuss the condition of HLR Roads. She stated that overall HLR roads were in very good condition. Road repair project: no action taken. RC to meet 4 August to discuss prioritization of projects, funding and repair options: see April 12 report *

-- Nominations: The NC made three recommendations to the BOD based on the Feb 12 elections (see May 12 NEC Report*). Eileen motioned to accept the proposed name change of the NC to Nominating and Elections Committee (NEC) and to increase the duties of the NEC to include "NC members need to make a more concerted effort to personally contact Members to solicit their interest in running for the Board via phone calls and other personal communications.", Jo G seconded the motion, and the motioned carried. NC to meet on 4 August to discuss how to break ties in future elections.

-- DRC: none

- New Business:

-- HLRPOA CD: CD rolled over to the Reserve Fund account. Bob H motioned to not put anymore Reserve Funds into a CD, Eileen A seconded and the motion carried.

-- Association rules changes:

- Complaint Form: Bob H motioned to approve the changes to the complaint procedures form, Greg B seconded and the motion carried. See HLR Association Rules.
- Hearing Procedures: Eileen A motioned to approve the new Hearing procedures, Bob H seconded, and the motion carried. See HLR Association Rules.
- Email correspondence and agenda items procedures: Eileen A motioned to approve the changes to email correspondence and agenda item procedures, Bob H seconded and the motion carried. See HLR Association Rules.

-- Upcoming Committee and Community meetings: 4 August, 2012 at 10AM at lot 126 HLR (6463 Reata Pass). The ARC, NEC and RCs will meet to discuss items listed above. All committee meetings are open to all HLR Property Owners. In addition, the BOD will host a Community Meeting to discuss the HLR Reserve Fund. All PO are welcome to attend or email in input.

-Old Business Items:

-- Next Board Meeting: Sunday, 19 August, 2PM, Elfrida Community Center

- Call to the Membership **:

-- Alberti (lot 35+) concern: Joe A opted not to discuss in public his concern. Bob H thanked him for his input. No further action taken.

-- Malone (lot 59) concern: Whitney said ditto to Joe's comment. No action taken.

- Review of Action items:

-- Joe A to email name of County Road rep..

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

-- Eileen A to coordinate with Cadden for letters and reimbursements approved above.

-- Bob H to mail the welcome letter.

- Executive Session: None

- Adjournment: Bob H motioned to adjourn the meeting at 4:03PM, Greg B seconded and the motion carried.

* All reports/changes are posted on the HLR official webpage at <http://www.hlrpoa.com>.

** 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.