



High Lonesome Ranch Estates  
Property Owners Association Board of Directors Meeting  
Sunday, 4 November 2012  
American Legion, Tombstone, AZ



Minutes (as of 30 Dec 2012):

- 2PM: **Call to Order** by Pres Bob H. Board members attending included Bob H, Greg B, Jo G, David V, and Eileen A; quorum met. Property owners in attendance included Sam and George B (43), David K (124); Alisa C and Phyllis C (13+), Carl and Gail G (21), Mark S and Margaret B (11+), Jo A (35+), Robert B (127+), Barbara and Bill B (125+), Whitney M (59), Denise LeP (98) and Lillian H and Mom (71).
- **Pledge of Allegiance:** recited
- **Code of Conduct:** not read
- **President's Message:** Bob H thanked all the committee members and BOD members for their attention to the business of the ranch. He discussed the possibility of raising dues or delaying projects due to the number of PO in arrears in dues payments. He mentioned the additional paving on Gleeson Road, and efforts by the Road Committee to identify and prioritize HLR road projects. Lastly he encouraged POs to volunteer to run as a candidate for the HLR board of directors and/or attending future board and committee meetings.
  
- **Consent Agenda:** Bob H motioned to approve all items on the consent agenda below, Jo seconded and the motion carried.
  - Approval of 8/19/12 Board meeting minutes as posted on the web (no changes).
  - Treasurer Report: Monthly update;
  - Secretary report: Trough closure; email responses (Gander, Alberti, Brown), CCR violation meeting and letters (Shelburne); email query to lawyer; title company/PO responses (lots 7 & 41); welcome letter(s) (Luna, Van Wyk), and renewal of CAU Insurance policy for 3 years.
  - Committee Reports (info only/no committee recommendations):
    - CCR: see Oct 12 report
    - Windmill: see Oct 12 report
    - Road: see Road Repair Projects List
  
- **Committee Recommendations:**
  - **ARC:**
    - ARR lot 127 (Barfield) solar: The ARC recommended approval as submitted; Bob H motioned to approve the request; David v seconded, and the motion carried (Eileen A abstained).
    - ARR lot 35 (Alberti) repainting: The ARC recommended approval as submitted; Eileen A motioned to approve the request, Bob H seconded and the motion carried (Greg B abstained).
  - **CCR:** Bob H motioned to adopt V6 draft changes to CCR Enforcement Policy, Jo G seconded and the motion carried.
  - **Windmill:** see Oct 12 report; Jo G motioned to approved \$200 to fix the windmill leathers, Greg B seconded and the motion carried.
  - **Road: Road Repair #4:** Greg B reported that he was coordinating with the RC now that he had the estimate for repair project #4 (project already approved by the BOD in Aug 12).

- **New Business:**

-- **HLR POA Draft 2013 Budget:** Bob H motioned to approve the draft budget as prepared during the Oct community meeting with the dues increase of \$33, David V seconded and the motion carried.

-- **New Bank Authorization Cards:** Jo G motioned for the board to concur with/approve of Cadden to change our bank to Alliance Association Financial Services (AAFS) and for BOD members to sign operating and reserve fund bank cards, Greg B seconded and the motion carried

-- **Formalize Oct 05 minutes:** rescind temporary grazing easements (CCR 4.4): Bob H motioned to recognize that CCR 4.4 was closed per our Oct 2005 HLR board meeting minutes, to permanently rescind any temporary grazing easement implied in CCR 4.4, and for approval to sign/have signed any appropriate paperwork to include recording such paperwork with the county recorder, Eileen A seconded and the motion carried.

-- **Annual Meeting: 9 March 2013:** Bob H motioned to approved 9 March 2013 at Elfrida Community Center for our Annual POA Membership meeting, Eileen seconded and the motion carried. Agenda items discussed included: noon potluck with 1PM official meeting start time with elections. Possible keynote speakers included: HLR attorney (delinquent dues collection office), possible discussion of Agriculture status from the Cochise County Assessors' office, and/or possible AG status options by lawyer Justin Allred of Allred Law Office.

-- **Complaints (Cook):** see complaints 1 & 2; Bob H motioned to defer discussion until Jan 13 BOD meeting, David V seconded and the motion carried (Eileen A and Jo G abstained)

-- **Complaint (Cavanaugh):** see complaint: Eileen A motioned to have the complaint dismissed, Jo seconded and the motion carried.

-- **Agenda input request: CCR Enforcement Policy (Alberti):** Alberti withdrew discussion request since covered in agenda item above.

- **Old Business:** Items: (none)

- **Next Board Meeting:** Sunday, 13 January, 2PM, Location: Elfrida Community Center, Elfrida, AZ

- **Call to the Membership \*:**

-- Mark Shelburne (lots 41+) requested status of his request for a 120 extension to remove debris from lot 41.

-- Mark Shelburne (lots 11+) stated that the CCR violation letter that he had received from the BOD in Oct 2012 was vague and threatening, and he requested that Bob H read the letter out loud to all members attending the BOD meeting.

-- Mark Shelburne (lots 11+) stated that based on his AG status study that POs could save \$\$ in taxes.

-- Dennis LePard (lot 98) stated his concern that land speculators were causing our dues to increase since the speculators bought with no intention to pay annual dues.

-- Bill Brown (lot 125+) asked what the objection was to cattle roaming the ranch.

- **Review of Action items:**

-- Eileen A to create and disseminate draft minutes and update HLR webpage.

-- Greg to work with RC reference Repair #4.

-- Eileen A to prepare draft letters to be coordinated with the BOD to be sent to delinquent POs.

-- Eileen A to prepare draft letters to be coordinated with the BOD to be sent to PO reference CCR violation.

-- Bob H to sign paperwork and work with Cadden and POA lawyer to pursue delinquent dues collection.

-- Eileen A to mail/deliver signed new bank paperwork/cards to Cadden.

-- Jo G to work with Cadden reference delinquent accounts.

-- Bob H to coordinate w/ lawyers and/or Assessors' Office to be guest speaker at Annual POA Mtg.

-- Jo G to coordinate with the WC concerning repairs.

-- Mark S volunteered to coordinate with his lawyer Justin Allred to serve as possible guest speaker at a future meeting or the Annual POA Membership.

- **Executive Session:** 4:30PM: BOD moved to executive session.

- **Reopen Meeting:** 6:50PM: Open meeting resumed.

- **Delinquent Accounts:** Eileen A motioned to turn over the delinquent accounts of two property owners (list names\*\*) to Carpenter Hazlewood Attorneys at Law for collection, Bob H seconded and the motion carried. Eileen A motioned to send delinquent letters to six property owners with 2012 delinquent dues informing them of the suspension of voting privileges, and possible initiation of lien paperwork and collection effort through a collection firm (list names\*\*), Bob H seconded and the motion carried. Eileen A motioned to send delinquent letters to four property owners with 2011 & earlier delinquent dues informing them that their accounts could be turned over to a collection agency for collection (list names\*\*), Bob H seconded and the motion carried. (\*\*Concerned PO may email the BOD requesting if their name is on the list.). Eileen motioned to ask Cadden to close out/write off three old accounts/POs (list names\*\*\*) which continue to be listed on our financial reports, Bob H seconded and the motion carried. (\*\*\*)Names withheld for privacy; concerned POs may email the BOD requesting if their name is on the list.)

- **CCR Violation letter** (2d notice): Eileen motioned to send the CCR violation letter 2d notice to PO Shelburne, Bob seconded and the motion carried.

- **Adjournment:** 6:55PM. Bob H motioned to adjourn the meeting, Greg B 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.

\*\*Names withheld for privacy; concerned PO may email the BOD requesting if their name is on the list.