

HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION  
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**Annual Member Meeting  
Saturday, March 9, 2013  
Elfrida Community Center, Elfrida AZ**

**Final Minutes**

Noon: Member Pot Luck

1pm: **Annual Membership Meeting**

**Call to Order:** The Annual Membership Meeting started at 1 pm. Board members present included, Bob Hritz, Greg Briner, Eileen Ahearn, Jo Green and David Vlasic. Hritz preided over the meeting. The Secretary, Ahearn confirmed there was a quorum for balloting.

**Pledge of Allegiance**

Members in attendance included: Joel Levin, Alisa Cook, Phyllis Cavanaugh, Russ Christopher, Carl Gander, Robert Barfield, Pat Green, Dale Beard, Charlet Leopard, Dennis Leopard, Bob Gent, Terri Gent, Barb Brown, Bill Brown, Joe Alberti, Mark Shelburne, Margaret Baxter, Adele Crouch, Doug Crouch, Gregg Kenniger, MaryAnn Kenniger, Jim Browning. Guest included Reb and Mrs. Davidson, and Jason Smith.

**Guest Speaker:** Jason Smith, Attorney for Carpenter, Hazelwood, Delgado and Bolen, Topic: Cattle on High Lonesome Ranch; introduced by Bob Hritz (summary)

Within the confines of High Lonesome Ranch, HLR governing documents, CCR 10:19 requires all HLR property owners to confine all animals within an Owner's property boundareis and shalll at no time allow animals to run loose on any other properties or common area and/or easements. This includes HLR property owners who create incentives to attract animals/livestock and owners who sign leases to allow others' livestock to graze their lot. If a HLR PO has the intent to allow cows/livestock on/traverse or graze their land, then they must follow CCR 10:19. He further stated that: Deed restrictions such as our CCR are enforceable by law; AZ State "Open Range Law" is for liability purposes; AZ State statutes designates livestock which has "strayed" from their designated grazing area as strays; non HLR property owners who have cattle who move onto HLR private land(s) are obliged to pick up their animals if contacted since they are strays; and State Livestock/Brand inspectors may not want to come out to HLR when called but are required by law.

Terry Gent spoke up to mention that she personally talked to the Declarant, Lou Christiansen, and he said that he had granted no one/no entity a temporary grazing easement as he might have in accordance with CCR 4/4.

Ranch Business: 2012 Annual Meeting Minutes: Key points were read by Eileen. No changes were recommended.

2012 High Lonesome Ranch property Owners' Association  
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HLR 2013 Budget: Green briefed the 2013 HLR POA budget. She pointed out the \$10 reduction/change from the original 2013 budget. The decrease would be indicated on the July 1, 2013 statements. There were no comments/questions.

Alisa Cook presented a report from the DRC: She indicated that no action was taken on the Shelburne case because the BOD had instructed the FRC to “bring the property owner into compliance”. After the report, Adele Crouch exercised a “Call to Action”. She made a motion that the BOD allow the DRC to listen to the Shelburne CCR violation dispute and not impose fines on PO Shelburne. The motion was seconded by Charlet Lepard. There was no discussion and upon a vote, the motion passed.

(Note: Upon return from the executive session, the BOD acted on this motion. This would negate any question as to the validity of the motion)

Break: The meeting was put on break to initiate counting of the ballots. HLR BOD members moved to executive session originally scheduled for after the annual meeting and before the following BOD meeting.

Upon return, Hritz announced that the BOD would allow the DRC to investigate the Shelburne CCR violation dispute with no stipulations from the Board, if this was what Shelburne wanted, and the fines would be suspended. Shelburne confirmed and the dispute was handed over to the DRC.

**Initiation of Balloting.** Candidates were allowed to speak.

Results of the Election: Hritz presented the results of the election and congratulated the new BOD member: Phyllis Cavanaugh. The 2013 BOD consists of Bob Hritz, Jo Green, Greg Briner, David Vlastic, and Phyllis Cavanaugh.

### **Call to Membership:**

Gregg Kenniger asked about the cost of having a lawyer attend the annual meeting.

Joe Alberti cite Bylaws Section 3.1 for a community meeting. Hritz asked for a copy of the written request by the members but none was turned over. Hritz then stated that property owners were encouraged to host community meetings. The Community Meeting was set for Mrch 30, 2013 at 1 pm and Alberti requested the BOD post and send out an e-mail announcement concerning the meeting..”Section 3.2 Special Meetings.

Special meetings of the Members may be called at any time by the President or by the Board of Directors, by Declarant, or upon written request fo the Membrs who are entitled to vote one-tenth of all of the votes entitled to be cast by the Membership.”

MaryAnn Kenniger asked who had the authority to spend HLR POA monies.

Terri Gent recognized Joe Alberti's work with the Cochise County Board of Supervisors concerning paving of Gleeson Road.

Joe Alberti stated that if the Board of Supervisors carried through on what they have said that Gleeson road may be completely paved in the next 12-18 months.

Cavanaugh asked that the Board not conduct the BoD meeting scheduled to start immediately after this Annual Meeting as was indicated on the agenda and originally scheduled.

Adjournment: The meeting adjourned at 3:21 pm