

DRAFT Minutes from Saturday, March 9<sup>th</sup>, 2013, Regular BOD Meeting  
Elfrida Community Center, Elfrida, AZ

The next meeting is scheduled for Sunday, April 21<sup>rd</sup>  
at the American Legion in Tombstone, AZ

NOTE FROM THE SECRETARY: **Correction of Election Results**

I inadvertently sent out inaccurate election results. The corrected information is below.

- 60.740% of the property owners voted
- Phyllis Cavanaugh received 54.878% of the vote
- Nance Ceccarelli received 45.122% of the votes cast
- The margin was 9.756%

It was reported there was an “approximately 60%” victory and that was incorrect. I apologize for any confusion this may have caused. Again, I would like to thank, Ms. Ceccarelli for participating in this election and contributing to the discussion regarding our ranch. The error was solely my responsibility and was not an error by the Nominating Committee or the Board.

Sincerely,

Phyllis Cavanaugh, Secretary

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This meeting started after the Annual Member Meeting.

The board members were seated and there was discussion regarding the new positions. Bob Hritz recommended that Phyllis Cavanaugh assume the Treasurer's position. Phyllis indicated that she was interested in the Secretary position as that was in line with the platform that she ran on.

Jo Green expressed an interest in the Secretary position as well. She explained that she has years of experience with administration, board membership as well as web development. After some discussion it was agreed that Phyllis Cavanaugh would be the new Secretary and that Jo Green would be Member-At-Large while David Vlasic assumed the position of Treasurer.

Greg Briner and Bob Hritz discussed who should assume the President's position. Greg agreed to be President on the condition that he be allowed to be the board liaison to the Architectural Review Committee (ARC). Bob Hritz agreed to be Vice President and the board liaison to the CCR committee. No other committee liaisons were decided at this meeting.

**Call to order:** by President Greg Briner. Board members attending included Bob Hritz, Jo Green, David Vlasic and Phyllis Cavanaugh.

**Consent Agenda:** The consent agenda was read by Phyllis Cavanaugh. She questioned

where the CCR Violation letter to Baxter had originated since it did not appear on new business at the last meeting. There was no direct answer to this question. She also asked about a letter to Christiansen and if it could be shared with the property owners. There was discussion about how to share letters with PO's in the future, perhaps by posting on the website. Apparently, this letter was related to the CCR 4.4 Grazing Easement. No further discussion occurred and Greg motioned approval of the Consent Agenda and Bob seconded. All approved.

### **Committee Recommendations: ARC**

- Lot 11 (Shelburne) change of barn and exterior fencing. Greg motioned for approval and Bob seconded. All voted in favor except Jo Green.
- Lot 39/40 (Lucas) exception to power. The owner (Lucas) requested a delay and a meeting with the board. He was not present at the meeting but may have made this request via e-mail.
  - Eileen Ahern (prior secretary and prior ARC chair) said that it was a “hearing” and that the ARC committee could not be present.
  - Carl Gander (ARC committee) discussed this request to have an exception to the standard electric policy of all electric underground. He said the proposal involves 8-9 poles and that he, Eileen Ahern and Russ Christopher (ARC) had walked the property and that he felt that access was available and so there was no reason for exception.
  - There was discussion about having the board supply Lucas with neighboring property owners' contact information so he could discuss having others invest in having the poles going along the road instead of over the property. Greg motioned to table the vote on this ARR and Bob seconded with all agreeing.
- Lot 126 (Barfield) house site prep. This request was for land clearing only and did not include a site plan for the home. The ARC committee recommended this request be denied.
  - Joe Alberti (ARC) wanted to know who besides Barfield is listed as an owner on this property. He asked Eileen Ahern if she was an owner and she refused to acknowledge whether or not she was. There was discussion about the need to know all owners of a property before granting approval for projects as one owner may not inform other owners of requests and that could create problems for the board.
  - Carl Gander (ARC) asked if the property had already been cleared as he indicated that there are many mesquite piled in a large area. Barfield said that the clearing that he (Gander) saw had nothing to do with this request and was another matter. He did not discuss the additional clearing.
  - Carl Gander indicated that the ARC committee had voted to not approve this ARR as it was written, as the land clearing request was not connected to any site plans and as such, had to be looked at as only a request to clear land, which, he indicated, was not permissible under the CRRs. He suggested that the land clearing request be attached to site plans in order to move forward.
  - Robert Barfield explained that he did not have plans for the site yet as he felt he needed to clear the land and let it settle to see exactly where he wanted to place

the home as it related to drainage etc. He said that the only thing the ARC had to review was whether or not it complied with set-backs and that the house plans could be reviewed when the plans are completed. A motion was made to approve this request and was seconded with all approving.

- Lot 85 (Thomas) exterior fencing. Jo Green motioned for approval, Bob seconded and all voted in favor
- Lot 112 (Vlasic) patio, planters and painting. The ARC committee had originally planned on denying this request as the site plan provided was not legible. However, the owner provided new plans and the ARC committee recommended approval of the request.
  - There was discussion around the roof line as the new structures did not match the existing roof lines.
  - Greg Briner wondered if it should be passed as an exception.
  - Phyllis Cavanaugh thought there was room for flexibility on roof lines on the property as long as there was a coordinated look. For example, she did not think it was reasonable to have to build a well house or shed with a flat roof if your home roof is flat. Bob agreed that there is flexibility in the CCR language and it was decided that this should NOT be passed as an exception. Bob made a motion for approval, Greg seconded and all voted in favor
- Lot 11 (Shelburne) Outdoor business (horses) Bob made a motion for approval of the request and Greg seconded. There was discussion as Eileen Ahreen said that the business was not horses but cattle on the ranch. Bob felt that this request was solely regarding a horse business on Lot 11 and was not about cattle. A motion was made and seconded, and the motion carried.

**Committee Structure:** Bob Hritz wants to revamp the committee rules to make things “easier.” He suggested that people can be on more than one committee but did not want married or domestic partners to be on the same committee. Alisa Cook (audience member) thought it should be on a case by case basis for the committees to decide and that partners or spouses are not always in full agreement with each other and that some friends are more in agreement than partners or spouses. She did not think partners or spouses should be excluded from serving on the same committee, especially considering the size of our community. Adele Crouch suggested having an odd number of members on a committee if possible. Eileen Ahern suggested sending out an e-mail to all about joining committees.

### **Results of Executive Session were announced.**

- Greg Briner made a motion to suspend all fines in relation to the Shelburne letter and allow the DRC (Dispute Resolution Committee) to meet and make their recommendations in this matter, as per the direction of the membership at the Annual Meeting held prior to the regular BOD meeting. Bob seconded the motion and all voted in favor.
- The board also had a discussion in executive session about a response to a letter from Baxter regarding a CCR enforcement policy letter. They indicated that there was a

draft letter that needed edits and that the secretary had the responsibility to assist in getting the letter completed. Greg made the motion to have the draft letter reviewed, Bob seconded and all voted in favor, except Phyllis Cavanaugh, who abstained from the vote saying she needed time to review the issue and did not feel prepared to vote. At this point in the meeting, Phyllis Cavanaugh had to leave the meeting due to a prior engagement and asked Greg Briner to take notes. Notes based on Greg's are as follows:

### **Call to membership**

Shelburne and Baxter requested copies of letters for approvals and extensions provided by the Board. In particular,

- Lot 41 - approving timeline extension for removal / clean-up of property
- Lot 118 - ARC approval
- Lot 11 - approval letter based on ARC review at prior days' meeting

Greg made a motion to adjourn the meeting, Bob seconded. All voted in favor.