

Executive Session of HLR BOD
October 17th at 6:00 pm at the home of Doug and Adele Crouch

Board members present: Greg Briner -President, Adele Crouch - Treasurer and Phyllis Cavanaugh – Secretary.

A summary of the position of the board on the issue of cattle grazing on HLR property was compiled and unanimously agreed to by the members present. Written report/summary available to property owners on website.

Final Minutes for October 17, 2013
Meeting of HLR Board of Directors

Board members present: Greg Briner -President, Adele Crouch - Treasurer and Phyllis Cavanaugh – Secretary.

Property owner's present: Douglas Crouch, Barbara Brown, Margaret Baxter, Mark Shelburn, Alisa Cook, David Kelley, Wolf Holt, George Barton, Sam Barton, Joe Alberti, Tony Rossbach, Judy Rossbach, and Eileen Ahearn.

- **Call to Order:** President Briner at 7:06
- **Pledge of Allegiance**
- **Appointment of new board member** to replace David Vlastic, who resigned.

Briner stated that three property owners had expressed an interest in the board position; Joe Alberti, Joel Levin and Eileen Ahearn. Adele motioned Joel Levine, Cavanaugh seconded, all approved. Joel Levin joined the other board members.

- **Reports of Officers and Committees**

- **President's Report**

Greg read the summary of the executive session minutes. He opened the meeting for comments or questions by property owners present, there were no comments or questions.

- **Secretary Report** (see attached)

- (Correspondence) Cavanaugh stated that she had received an e-mail from Tina Miller about the sale of the jail property and the Miller had stated that there was not an easement from Gleeson Road through to High Lonesome Road. Cavanaugh stated that she has been in touch with Miller and is hoping to arrange a meeting with Miller, Cavanaugh and Briner to discuss the issue.

- Approval of prior minutes.

Crouch motioned to approve, Cavanaugh seconded all approved. With two minor corrections.

Crouch motioned to approve the executive session, Levin seconded all approved.

- **Treasurer's Report** - See report on website.

Cavanaugh made a motion to have Crouch ask Cadden to send her a check for \$3000 to be used for road repair. Briner seconded. All approved

Delinquencies are down 1374.72. The wave account is active. She has contacted property owners and has closed several outstanding accounts.

- **ARC Report** (Joe Alberti)

As per the new Arizona statues, since we are not accepting a deposit for new construction, we are not required to do inspections. Alberti feels a drive-by is sufficient with no need to inspect the interior structure.

Cavanaugh motioned to accept revised procedures for architectural review request. Levin seconded, all approved

- **CCR/Bylaw Report**

Cook has had approximately 16 responses to the survey that was sent out. She says that the responses have been helpful and she would have a draft report together by the next meeting. She will also make the bylaw forum page available to all for comments. Cook requested that the survey be sent out again to all property owners by e-mail and to those without e-mail by regular mail. Cavanaugh agreed to send out by e-mail and Crouch offered to send out to property owners without an e-mail.

- **Road Report –**

Briner reported that the full grading is complete. He said we need to make sure we drive more carefully to maintain the road. Repairs were complete to High Lonesome Road at \$292.00. A new contractor was used and his bill will be paid.

Whitney Malone has resigned as chair from the road committee and the committee needs to decide if they want another member and who will be chair.

- Windmill Report – no report.
- Nominating Committee.

Joel Levin has assumed the duties of the Chair and will be in touch with members. He will work on the yearly review of the nomination process that is due and try to have something for the next meeting to present.

- **Road Issues (30-60 minutes)** General discussion that included board members and property owners.

Repairs – we have a priority list that can be used as a starting place to determine where best to begin repairs on the roads. Money was allocated but never spent so we would like to spend this allocated money by year's end. We want to prioritize safety and high traffic areas. Cook stated that the repair on Stagecoach held up very well, considering the hard rains. Frank was concerned about fiber optic lines but the repair held up well.

Alberti, stated there is a pile of gravel already on High Lonesome that can be used for repairs and it is really just labor to complete some smaller repairs on that road for very little cost. He specifically mentioned the road south of Tina Miller's place. Alberti offered to ride the roads with the road committee and offer his assessment.

There was discussion about using insured contractors and it was decided we need to have insured contractors moving forward. The new contractor we used is seeking insurance and seems to have very competitive prices.

There was discussion around whether the road committee should decide which project to start. Cook wanted to see more autonomy by the committee and for the committee to have a repair budget to work with. But it was decided that the board should make the final decision and that the road committee would try to have some recommendations prior to the next meeting. The board may even be able to meet prior if a recommendation comes in quickly.

While discussing the option of the board possibly purchasing equipment, Doug Crouch felt that heavy equipment is out of the question due to a number of issues but a tractor with a gannon box, or a back hoe may be useful.

If we use the new contractor the liability issue is still there. We discussed reviewing our insurance policy to find an insurance company that can insure us with use of a contractor that may not be licensed.

- **Addition of signature block to ARR for all property owners' to sign.**

Levin motioned to approve, Crouch seconded all approved.

We did not complete the agenda with the following items being left to be discussed at the next meeting:

- Code of Conduct (Briner)
- Cadden Phase out
 - Other items
- Road Committee - “Duties” are draft only and need to be voted on
- Arizona Corporation Commission – information needs updating (Cavanaugh)

Review of Action Items from Previous Meeting

- Cadden Management Updates (Hritz and Cavanaugh re: board training)
- Signs for Pecos Lane and Old Adobe (Road Committee)

- Signs for “loose cows”

- Fencing for well and trough

The next meeting was set for Thursday, November 14th at 7:00 at the Crouch House.

Adjournment at 9:10 pm