

HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

Cadden Management Company; 555 East Wilcox Dr., Suite L, Sierra Vista, AZ 85635

Office: 520-452-3780; fax: 520-452-3782

Official website: [www.hlrpoa.com](http://www.hlrpoa.com)

**Draft Minutes for August 13, 2013**  
**Meeting of HLR Board of Directors**  
**VFW in Tombstone, AZ**

Board Members present: Greg Briner – President, Bob Hritz – Vice President, Adele Crouch – Treasurer, Phyllis Cavanaugh – Secretary, David Vlastic – Member-at-Large.

Property Owner's present: Sam Barton, George Barton, Wolf Holt, Moonstar Holt, Margaret Baxter, Mark Shelburne, Alisa Cook, Joe Alberti, Cale Luna, Joel Levine, Doug Crouch, Charlotte LaPard, Dennis LaPard,

- **Call to Order: President Briner**

Meeting was called to order at 7:00 pm

- **Pledge of Allegiance**

- **Review and approval of previous minutes (July 28, 2013)**

Motion to approve minutes without correction by Hritz, second by Crouch, all approve.

- **Reports of Officers and Committees**

- **President's Report** – There was no report by Briner.
- **Secretary Report**

**Correspondence** included the following e-mails: Barb Brown, Mark Shelburne, Margaret Baxter – concern about converting common space to gathering place due to close proximity of homes. Alberti regarding website payments – prior. D.Crouch regarding videotaping. Ahearn regarding website concern– link not working. W. Holt, J Alberti, J Snider and B Brown regarding the March 9<sup>th</sup> Annual Meeting Draft Minutes.

**Website update:** The website is up and working now. The user name is: hlrpoa and the password is Ranch#1

**E-mail update:** Both the [admin@hlrpoa.com](mailto:admin@hlrpoa.com) and the [board@hlrpoa.com](mailto:board@hlrpoa.com) are functioning

- **Treasurer's Report**

see on website at <http://www.hlrpoa.com>.

Discussion included:

- Regarding the delinquent dues: If a property owner is one day late paying the dues, it will show up in the delinquent dues amount so this amount is inflated.
- The lawyer's fee was for a review of the recall process.
- Cadden's fees are a result of work on the recall process. Alisa Cook (Recall Committee) said they were quoted \$75 to have Cadden assist in the recall but Crouch explained that the Cadden fee was much higher because there were frequent calls and e-mails by a few property owners that necessitated responses by Cadden and calls and e-mails to board president. Cook offered to check with Recall Committee to have the Committee reimburse the board the \$75 they were quoted.
- Crouch requested secretary to contact property owners for:
  - for address and e-mail updates
  - to survey desire for e-statement vs. mailing statements out.
  - Inform them of the new mailing address for the board (PO Box 215, Elfrida, AZ 85610)
  - Cavanaugh wanted to also ask property owners if they would agree to making their contact information available to other property owners for ranch business.

- Vlasic wanted Cavanaugh to contact Cadden to see who had already requested that their info not be shared. Cavanaugh agreed to do this.
- Cavanaugh wanted to inform them of the address for the CCR/Bylaw Committee's new on-line meeting place

Cavanaugh motioned for secretary to contact property owners first by e-mail and then, for those that do not respond, by mail with the questions above. Hritz seconded. All approved.

- Keys to PO Box were given to Briner and Cavanaugh. Briner motioned for (Briner) to scan and e-mail receipt to Cadden for Crouch's reimbursement, Cavanaugh seconded, all agreed.
- Crouch found an on-line bookkeeping program that is free called WAVE. She will try it out and let us know what she thinks.
- Additional Treasurer's Report – see on website at <http://www.hlrpoa.com>.

- **ARC Report (Briner - liaison)**

Briner announced that Carl Gander resigned from the ARC and that Joe Alberti had volunteered to be co-chair. Briner will send out e-mail to committee to see who the new co-chair will be.

- **CCR/Bylaw Report – (Bob Hritz – liaison, Alisa Cook, chair)**

Cook and committee members have uploaded files and are beginning discussions on-line. She explained that first committee members will comment and then the discussion will be opened up to all property owners to comment. They are starting with By-laws and are looking to simplify them. It is more difficult to change the CCR's as approximately 95 lots would need to approve changes to CCR's but there is no time limit. To see the on-line discussion of the governing documents, please go to:

<https://groups.google.com/forum/#!forum/hlrccr> You must request membership to the forum to gain access. All property owners will be given access to the forum, once requested.

- **Road Report (Briner - liaison)**

Work done this past week on Foothills, High Lonesome and south of Lasso. Frank also repaired some washes. There are still problems due to all the rains. Frank did submit the contract and road committee likes it except Greg wants to change it to say that the board also has a 30 day cancellation notice.

- **Windmill Report (Crouch- liaison, Brown – chair)**

Brown submitted a report – see on website at, <http://www.hlrpoa.com>. Discussion included problems with an unknown person filling the trough without permission.

Vlasic motioned to have the windmill committee look into a locked valve for the trough, Hritz seconded, all in favor.

Discussion included a request by Wolf Holt to have an item placed on the next agenda to discuss having the water turned back on in the trough for the animals that have depended on it. Crouch will contact committee and have them investigate a lock but will not purchase it until this new agenda item is discussed.

### New Business

- **Request by property owner (Joe Alberti) for BOD to review prior website payments** (requested by Alberti that this item be removed after he received information from Treasurer Crouch addressing his concerns.)
- **Request for blanket videotaping approval (Doug Crouch)**

Hritz motioned to give approval for Doug Crouch videotaping all meetings up to and including the next Annual Meeting. Crouch seconded. All approved.

Cavanaugh requested that the videotaping rules be placed on the agenda for updating as she feels they are too restrictive. Discussion included the suggestion that we have a sign at meeting and notice on the sign-in sheet notifying property owners they will be videotaped.

- **Review of road contract (Briner)**

Briner feels the contract is fair and should be signed with the addition of a 30 day release clause. Crouch suggests the road contract be amended to run August to December due to fiscal calendar. There was discussion about getting the annual meeting back to January as it had been in the past. It was agreed to add this to our next agenda.

Hritz motioned to change road contract to December of this year and have Frank work on contract for January 1, 2014 to Dec 31, 2014 for next year and to add a 30 day cancellation clause. Crouch seconded. All agree.

- **Discussion of alternative options (Crouch)** see on website at <http://www.hlrpoa.com>

The board discussed the idea of the Association purchasing a tractor to grade and maintain roads and get away from the expense of an outside contractor. There was a general agreement that it was a worth investigating. Briner expressed reservations that we may be going to fast with changes but also liked the idea. The discussion was opened to membership.

Mark Shelburne, who owns a tractor with a grader, thought the association should look at an alternative piece of equipment that is dragged behind a truck or tractor. He believes that a grader is not good for the long term health of the roads and that it takes too much material off the road. The equipment he recommends keeps the dirt on the roads and also has a roller. This piece could be purchased for approximately \$10,000. We now spend approximately \$8,000 per year for the grading of the roads. Crouch suggested we could have a storage unit erected in the common space for the equipment and Cavanaugh suggested we could have an enclosed storage unit and purchase other equipment over time that the membership could use.

Briner suggested a Community Meeting to discuss this idea further. He agreed to check with the road committee to determine time/date/location of this meeting.

- **Cadden Phase Out**

Briner agreed to open account at the Sunsites Bank and see if Cadden could wire in the funds. No motion needed.

- **Arizona Corporation Commission – information needs updating (Crouch)**

Crouch explained that the current information with the ACC is incorrect and that Cadden did not update the information correctly. Cavanaugh agreed to call Cadden and see if they would update the information regarding board members' positions and addresses. There is a fee for this and since Cadden made the error, Crouch felt that they should absorb the cost.

Cavanaugh motioned to table the rest of the agenda and go to Call to Membership as time was running out. Crouch seconded, all agreed.

### Call to Membership

Several property owners asked for clarification about the phone calls that cost the board \$225 for the recall.

Alisa Cook announced that Sept 13-14 is the Annual Bisbee Blue Festival and it will be held in Old Bisbee.

Check out <http://thebisbeebluesfestival.com/> for details. She also announced the Bisbee Boys and Girls Club is having a fundraiser on August 31<sup>st</sup> with the annual car show. Contact [alisagcl@yahoo.com](mailto:alisagcl@yahoo.com) for details.

Bob Hritz announced a fundraiser for a Tombstone dispatcher who has cancer. They are holding a golf tournament to raise money. It will be held at the San Pedro Golf Course on Saturday, Sept 7<sup>th</sup>. please Contact Dee or Christy at the Tombstone Marshal's Office 520) 457-2245 or email: [rsnootsbenefit@gmail.com](mailto:rsnootsbenefit@gmail.com)

### The next meeting was set for September 17<sup>th</sup> at 7:00 at the VFW, Tombstone

Cavanaugh motioned to adjourn the meeting, Briner seconded, all approved at 9:07 pm.

### Adjournment