

HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

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Draft Minutes for March 15, 2014
Annual Meeting of Members HLR
Elfrida Community Center
Elfrida, AZ 85610

Annual Member Meeting

Board Members present: Greg Briner – President, Wolf Holt – Vice President, Phyllis Cavanaugh – Secretary, Adele Crouch – Treasurer and Margaret Baxter – Member-at-Large.
Members present: Doug Crouch, Alisa Cook, George Barton, Sam Barton, Joe Alberti, Greg Briner, Mark Shelburne, Patrick Richardson, Nancy Richardson, Dennis LePard, Charlet LePard, Randy Kling

- **Call to Order: President Briner, 1:00 pm**
- **Pledge of Allegiance**
- **Annual Budget Review (Crouch)**

\$19 reduction in dues per lot, per year. Presently \$170 per year per lot. Alberti thanked Crouch for doing a great job with the budget and that the reports were easy to read and understand.

Call to Membership:

Crouch announced a crafts fair on April 5th at the Windermere Hotel is Sierra Vista. Sam Barton thanked the board for the changes they have made over the past year. Briner mentioned that there are only 1.9 miles left to pave on Gleeson Rd and acknowledged the work of Joe Alberti in keeping Gleeson Road on the radar of the County. He mentioned a letter by Alberti that was recently in the “Letters to the Editor” in the Sierra Vista Herald. Briner reminded the group that there was a gathering on March 29th for trimming of branches that are hanging in the roads and causing “az pinstripes” on the sides of cars.

Joe Alberti thanked Greg Briner for his three years of service to the board. Briner said that it had been fun and thanked the Board.

Cook said it was refreshing to see a board that could disagree without being disagreeable and credited Briner with keeping us all respectful and that the tone of the meetings had changed with him as president.

Charlot LePard acknowledged the Elfrida Fire Department as she recently needed an ambulance and felt they did a great job. She said they recommended that we always call the ambulance if we need them and that they would even meet us half-way if we started driving to the hospital.

Levin asked for two volunteers to assist in the counting of the ballots. Dennis LePard and Joe Alberti volunteered and there was a break in the meeting while the ballots were counted.

Briner called the meeting to order again at 1:44 as it was taking a long time to count the ballots since they were counting the Articles of Incorporation, Board of Directors and the Rules and Procedures votes. He elected to continue on with the BOD agenda while the counting continued.

Officer's Report

- **President's Report – no report** - Briner again thanked the board for all the good work over the past year. Cavanaugh presented him with a bottle of Herradura Reposado Tequila and a card that was signed by all.
- **Secretary's Report –**
 - Correspondence –Cavanaugh read the correspondence to the board – on website.
 - Approval of minutes from last board meeting (February)

Crouch moved to approve the minutes as submitted, Holt seconded, all approved.

- **Treasurer's Report**

Crouch presented a chart of what has been spent to date. She said legal fees appeared to be higher than they should because we prepaid for the whole year to have unlimited questions to our legal counsel.

Committee Reports

- **ARC (Alberti)**
 - ARR for Cook/Cavanaugh lot 13 - The ARR was for an 8' by 7' shed, an 8' by 7' greenhouse and an 8' by 14' shed with attached car port.

Crouch moved to approve as submitted, Holt seconded and all approved. Cavanaugh abstained.

- Windmill (Brown) – no report
- Road Committee (Shelburne)

Shelburne has not received an estimate yet for a deeper grading on Legend Road to get rid of the washboards. He recommends a short option grading by Frank but wants to substitute another road for High Lonesome since it was recently graded and worked on by the new contractors. He would like feedback from property owners about which road to substitute. Briner and other board members agreed with the short option and since it was already approved in the budget, no motion was needed.

Sam Barton asked if we were still grading the part of the road that goes past the jail, as it is not HLR property. Briner said that we had permission to continue grading that portion of the road and that we are not being charged extra for it.

- **CCR/Bylaw (Cook)**

Cook recommends waiting to begin work on the CCR review as she feels property owners are probably a bit ballot weary, but wants to start that dialog in a few months.

Old Business

- **Fencing around the trough** - ad-hoc committee report – The committee consisted of Cook, Alberti, Cavanaugh, Shelburne and Baxter.

Alberti and Cook talked about the results of the ad hoc committee meeting. They all met at the trough and discussed options. They decided that the full common space should not be fenced in as it would make it difficult if a fire truck needed to get to the water tank. They recommended fencing in from the water tank back, including the trough, and tying into Shelburne's fence on either side. They thought that just fencing a small area around the trough would not look attractive. They recommended a wire fence with stays for most of it, with a portion of the fencing lower - a rail fence that deer can easily jump but cattle cannot get through. Alberti said he was in the process of getting estimates for the work.

- **Signs for cattle and speed** - ad-hoc committee report – Alberti

Alberti has ordered the three signs for "Loose Livestock". They are going to be placed at the main entrance, Double U and Reata, and one near the Jail entrance.

- **Tree removal** - Cavanaugh asked about hiring someone to remove the large tree near the water tank that appeared dead and seemed to be a potential hazard. Shelburne had attempted to

knock down the large dead branch with his tractor but was unable to do so. Cook and Shelburne offered to get estimates for the work from contractors in the area. Briner suggested that the branch trimming around the main roads is something that is overdue and should also be put out to a professional. Crouch mentioned that it is something that was not currently allocated in the budget. Cavanaugh felt it should be in the budget for next year. Briner agreed that this year we would go ahead and have a group of property owners who would volunteer to do it but that in the future we may have to have a contractor do the work. There was a temporary adjournment called at 2:18

Call to order: President Briner at 2:44 pm

Announcement of election results (Levin)

- **Board of Directors Ballot**

Levin announced the results of the Board of Director's vote. Adele Crouch and Margaret Baxter won with no right-in votes. The votes for the two additional ballots continued with another adjournment at 2:46.

Call to Order by Vice President Wolf Holt with new board members seated at 3:12.

Levin announces results:

- **Rules and Procedures Revision Ballot**

The votes for the Rules and Procedures passed with a vote of 44 to 13 in favor of all changes except one item, the vote was 45 to 12 in favor. The new Rules and Procedures passed.

- **Articles of Incorporation Revision Ballot**

The Articles of Incorporation Ballot did not reach the required quorum of 75% of the property owners, the ballots were returned to a large envelope and sealed. The vote was not counted.

- **Choose new officers**

Crouch stated she wished to remain Treasurer. All agreed. Levin stated he would be willing to be President but wanted to wait for a year but would be willing to take on the Secretary position. Cavanaugh agreed to be President as she felt she would like to continue with the agenda she ran on of limiting the power of the board, maintaining transparency, keeping the board's focus on the maintenance of the roads and the collecting of dues, and staying out of the business of suing property owners. Holt agreed to continue as Vice President. So, the new officers are as follows: Cavanaugh – President, Holt – Vice President, Levin – Secretary, Crouch – Treasurer and Baxter – Member-at-Large.

Levin continued as secretary at this point.