



**HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION**

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## Board of Directors Meeting, 13 September, 2014 Minutes

The regular meeting of the Board of Directors was called to order at 10:01 am at the Longhorn Steakhouse. Attending were board members Adele Crouch, Wolf Holt, Phyllis Cavanaugh, Joel Levin and Margaret Baxter, along with Association members Tony Rossbach, Doug Crouch, Greg Briner, Joe Alberti, Mark Shelburne, William Brown, Barbara Brown, Alisa Cook, Dennis LePard, Charlet Lepard, Norm Thorsen, and George Barton.

Following the Pledge of Allegiance and greeting from the President, it was announced that there were no President's or Secretary's report. The previous minutes were offered for approval, and some suggestions for changes were made and adopted. Ms. Cavanaugh moved acceptance of the minutes as amended, Ms. Crouch seconded, and approval was unanimous.

Ms. Crouch presented the Treasurer's report. She announced that Tombstone Real Estate, whose offices contain our file repository, was moving to 516 E. Allen, and our files would be available there within a week. The treasurer needs reimbursement for sending certified mail, and would like to buy a new roll of stamps. The property tax bill is expected and a signed check will be needed. For further details see the Additional Treasurers report submitted. There was some discussion of the backup and storage of the scanned files and records from Cadden; they are on flash drives backed up to Ms. Crouch's computer and on-line to BackBlaze. Mr. Briner called for recognition of Mr. and Ms. Crouch for all the scanning and shredding required to complete this task.

At the Treasurer's request the board considered moving some or all of the reserve fund into a Great Western money market account in order to receive some interest on these deposits. Mr. Levin moved and Ms. Cavanaugh seconded that a Great Western money market be created with the same signatories as the checking account, and reserve funds moved there at the Treasurer's discretion. Approval was unanimous.

The Board recognized attendance by new Association member Norman Thorsen, new owner of Lot 123, and introduction of all the members followed.

Ms. Cavanaugh moved a \$49.00 expenditure for stamps, Mr. Levin seconded, and approval was unanimous. Ms. Cavanaugh moved a \$3.79 expenditure for certified mail reimbursement and Ms. Baxter seconded. At Ms. Cook's suggestion, after some discussion Ms. Cavanaugh withdrew the last motion and instead moved to allow Ms. Crouch to draw up to \$200 per quarter for office expenses and incidentals related to her position. Ms. Baxter seconded and this was unanimously approved.

For the Architectural Review Committee, Mr. Alberti reported that there were no new submissions. With respect to the Architecture Review process, Mr. Alberti is considering stepping down as chair; he sees that there are so many violations that the process is broken and he no longer feels he can look at ARR's submitted for review and recommend acceptance with

conditions or exceptions. Ms. Cook compared our CCRs with other Associations, particularly some recently published ones, which tend to run no more than four pages or so. Ms. Cavanaugh thinks that Mr. Alberti has done a good job given the circumstances; that we should try to simplify the CCRs. Mr. Alberti was worried that CCR changes would not reach a vote quota. He would like an official statement of the Board that it won't enforce CCRs beyond building requirements. Ms. Cook suggested putting that language in the CCR Enforcement Policy, which only requires a 25% quorum to change. Ms. Cavanaugh said that limited enforcement was had been done in the past. Mr. Alberti pointed out that the next Board could change the direction. Ms. Crouch pointed out that on ARR questions the board decisions are final. Ms. Cook noted that the board may but is not obligated to enforce the CCRs. Mr. Alberti's concern was what will come after with future Boards; while the present Board is sitting, changes should be made for the long term, leaving the Board in more of a managerial position dealing only with dues, roads and other common concerns.

There was no report for Nominations and Elections, nor for the Windmill Committee, though Ms. Brown reported that the goldfish in the tank are reproducing.

The Road Committee reported that Mr. Shelburne had resigned as Chair of that Committee, recommending Ms. Crouch as the new chair. Ms. Crouch moved and Mr. Holt seconded the addition of Mr. LePard to the Road Committee, unanimously approved, as he is knowledgeable in the type of construction and maintenance our roads require. For similar reasons, Ms. Cavanaugh moved and Ms. Baxter seconded the addition of Keith Stanford to the Road Committee, subject to his acceptance of the position; approval was unanimous.

Ms. Crouch as acting Chair gave the Road Committee report (see written submission). Mr. Shelburne made recommendations regarding timing of the LePards' repair project and some of the other material moving projects planned, in order to take best advantage of the presence of some heavy equipment (in particular a loader). Mr. Briner suggested heeding contractor Frank's recommendation to do more grading, as some of the repair projects did not stand up to the big rains. Ms. Cook will create a forum on-line for the Road Committee as they must follow the Open Meeting requirements.

Mr. Levin moved that the Road Committee be authorized to expend up to \$1200 per occurrence without prior approval of the Board of Directors in case of the need for an emergency road repair, a majority of a quorum of the Committee to suffice for emergency approval. Ms. Crouch seconded the motion and the Board approved unanimously.

Ms. Cook reported for the CCR and Bylaws Committee that she had come up with a five question survey at the request of the Board. Using the on-line SurveyMonkey service, she felt that they had received good feedback from these questions, which would be useful for the next bylaws revision.

Under old business, it was reported that Mr. Stanford had agreed that the blocked wash problem at Foothill and Last Trails had been fixed. The Road Committee should arrange for a long grading – not just for Foothills and Last. There are trees at two points on the roads that must be trimmed to allow Frank to get the grader to the edge of the roadway.

Mr. Shelburne presented the estimate and diagrams for the Rambling Road repair. The need for a jackhammer depends on what they find when they install T-posts. It is scheduled for the first

week in November. Ms. Crouch moved acceptance with a limit of \$3000. Mr. Shelburne indicated the three options: no retaining wall, a tied retaining wall or culverts. Thirty feet of culvert would increase the cost to \$6200. Ms. Crouch added to her motion the expenditure of up to \$1000 for other loader work while the loader is on the Ranch. Ms. Cavanaugh seconded and the board approved unanimously.

Other old business regarding the roads was addressed in the written report.

It was decided to skip discussion of the filling of swimming pools.

Concerning maintenance of common areas, Ms. Cavanaugh reported that she had an estimate for taking of the tree and disposing of approximately 80 tons of deadwood and mowing from Malcom Macdonald, Border Groundskeeping: \$3975 for the big tree and \$200 per mowing. This matter was tabled for discussion next meeting. Mr. Alberti wanted us to employ local workers; Mr. Shelburne wants to make sure that appropriate insurance for those workers (not workers compensation) is in place. A second estimate will be obtained.

Mr. Alberti would like, considering his Architectural Review Committee experience, to disband the Property Owners Association: have “the board disbanded only have a board for a managing agent” to deal with dues, insurance, taxes, and roads. The county is in charge of building code and land use issues. Mr. Briner said we should put a stake in the ground and list the steps necessary (there are legal issues regarding the non-profit organization that the Association is); Ms. Cook will add questions to her survey or create a new one; Ms. Cavanaugh suggested that a special membership meeting should deal with this issue.

Under new business, Ms. Brown stated that she would be happy to have Ms. LePard added to the Windmill Committee; Ms. Crouch moved, Ms. Baxter seconded, and the Board approved this addition unanimously.

Ms. Cavanaugh moved that the password be removed from the web site; Ms. Baxter seconded, and the board approved unanimously.

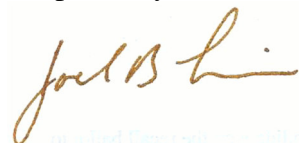
All remaining items of New Business were tabled till the next meeting.

The next meeting was set for October 18, 10:00am at the Longhorn (pending confirmation).

Call to membership: Mr. Alberti reminded the membership that signs are not permitted in front of the Ranch or in common areas (and requested this item be kept on the agenda). Ms. LePard called our attention to the Blues Festival taking place that evening.

At 12:04 pm, Ms. Crouch moved to adjourn, Ms. Baxter seconded, and the board approved unanimously.

Respectfully submitted,

A handwritten signature in blue ink that reads "Joel B. Levin". The signature is written in a cursive style.

Joel B Levin, secretary