



**HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION**

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## Board of Directors Meeting, 10 January, 2015 Minutes

The regular meeting of the Board of Directors was called to order at 10:03 am at the Longhorn Steakhouse. Attending were board members Adele Crouch, Wolf Holt, Phyllis Cavanaugh, Joel Levin and Margaret Baxter, along with Association member Doug Crouch.

Following the greeting from the President and the Pledge of Allegiance, the President reported on remarks she intended to post to the membership to encourage their vote on the Articles change.

The Secretary offered the previous minutes. Ms. Crouch explained the meaning of “test repairs” in the minutes in response to a question. The \$4000 estimate reported in the minutes was for complete cleanup of the windmill area, not just tree removal. The term “loose cattle” should have been “loose livestock” to describe the new ranch signs; and the motion to pay for the signs was to allocate *up to* \$400 for them. Ms. Cavanaugh moved to approve the minutes with these corrections, Ms. Crouch seconded and the motion was approved unanimously.

Ms. Crouch presented the Treasurer’s reports for November and December 2014. She then presented the budget vs. actuals chart for 2014. The rollover is really only \$5,578, but comes out larger in the tables because the figure there includes 2015 dues prepaid before December 31. This table will be mailed to members with the election ballots. Ms. Crouch announced that the sale of Lot 109 closed on December 31, sold to Paul McCawley and Nance Ceccarelli. Ms. Crouch needs two rolls of postage stamps for \$98.00. Mr. Levin moved to allocate the funds, Ms. Cavanaugh seconded, and the motion passed unanimously.

Architectural Review Committee: The resignation of co-chair Joseph Alberti was announced. Mr. Crouch asked about the pending Shaw ARR. Mr. Holt said that nothing had been heard.

Windmill Committee: Junior Ogier has severely injured his arm leaving him unable to mow, and Ms. Crouch has voided the check for \$150 written for the purpose. The committee will see if Will can do it; we can still fall back to the other bidder to have the mowing done for \$200.

Nominations and Elections Committee: We are hoping to get more members to run for the two seats open on the Board beyond the two incumbents, assuming they both decide to run. The ballots have to go out by approximately February 12, so the slate has to be decided before then.

Road Committee: The report on the November 20 meeting was submitted. Supplies are in the Crouch yard waiting for committee members to pick up their stakes and begin, following which the committee will meet again.

CCR Committee: No report.

Old business: Tree removal: Will will remove the forked tree for \$100. Ms. Cavanaugh moved to allocate that sum, Ms. Crouch seconded and the motion passed unanimously.

New business: Date for the Annual Meeting: Ms. Crouch moved that the date be set for March 14 at the Elfrida Community Center, to start at 1:00 pm. This year there will be no pot luck, though people can come early to hang out as well as socializing later. Ms. Cavanaugh seconded and approval was unanimous. (If the Community Center later turns out to be unavailable, we can deal with changing the date or the venue then.)

The topic of nominations has already been covered in the committee report.

Call to membership: No announcements.

Ms. Crouch moved adjournment, Ms. Baxter seconded, and the motion was carried unanimously at 10:44 am.

Respectfully submitted,

A handwritten signature in brown ink that reads "Joel B Levin". The signature is written in a cursive style with a period at the end.

Joel B Levin, secretary