



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

P O Box 215, Elfrida, AZ 85610-0215

Official website: www.hlrpoa.com
Official BOD e-mail: admin@hlrpoa.com



Board of Directors Meeting, 14 March, 2015 Minutes

The post-annual meeting of the Board of Directors was convened at 2:18pm following the Annual Meeting and the counting of the ballots.

Elections: The election results for the two Board seats were presented:

- Joel Levin 38
- Louise Novak 59
- Wolf Holt 19

Ms. Novak and Mr. Levin were declared the winners of the two seats. Mr. Holt stepped down and Ms. Novak took her seat on the Board.

There was no quorum for the change to the Articles of Incorporation. 75% of the 133 eligible lots must vote, i.e. we needed at least 100 valid votes. Of the ballots received, 54 were valid, insufficient for a quorum, so although the vote count was 42 in favor and 12 against, the Articles remain unchanged.

Officers: The members of the Board considered the offices to be filled and agreed on the following slate: Ms. Cavanaugh to continue as President, Ms. Baxter to be Vice President, Ms. Crouch to continue as Treasurer and Mr. Levin to continue as Secretary. Mr. Levin moved acceptance of this slate, Ms. Crouch seconded and the slate was adopted unanimously.

The HLRPOA Board of Directors for 2015 is:

- President Phyllis Cavanaugh
- Vice President Margaret Baxter
- Treasurer Adele Crouch
- Secretary Joel Levin
- Member at Large Louise Novak

Committees: The board deliberated and agreed that Ms. Crouch should be Road Committee Liaison as well as continue as its chair. Ms. Novak will be liaison to the Nominations and Elections Committee. Mr. Levin will be Architectural Review Committee liaison, Ms. Cavanaugh continues with the Windmill Committee and Ms. Baxter with the CCR Committee. Ms. Cavanaugh moved adoption of the new committee designees, and Ms. Crouch seconded. Mr. Alberti remarked that the Board really needs to come up with a mission statement for the ARC so it's clear to applicants just what expectations are. Conflicts with CCRs, rules and codes create uncertainty for the property owners, who need to know what requirements are going to be strictly enforced and which are more of a gray area that will need discussion on a case-by-case basis. Mr. Crouch, for instance, considers some fencing of a small patio off their house to be landscaping and not fencing that would be in the jurisdiction of the ARC. Ms. Cavanaugh suggested that this should be on the agenda of a future Board meeting with a proposed mission statement as a basis for discussion. There being no further discussion, the list of committee liaisons was approved unanimously.

Officer Reports: There was no president's report from the President, nor was there a correspondence report from the Secretary. Acceptance of the minutes of the last Board meeting (January 10, 2015) was moved by Ms. Cavanaugh and seconded by Ms. Crouch and passed unanimously. Ms. Crouch pointed

out the importance of correspondence reports and the requirement for all correspondence to be kept for two years under laws regulating non-profit corporations such as the Association.

Ms. Crouch presented the Treasurer's Report. There was a comment suggesting that a future agenda item be added to discuss refunding excess cash on hand to members. Ms. Crouch reported that the 2014 federal taxes had been filed and the state returns will be filed as soon as the check for the standard \$50 fee is signed (which was accomplished at that time). At Ms. Crouch's request Ms. Cavanaugh moved and Ms. Novak seconded to allocate \$49 for a roll of postage stamps; it passed unanimously.

Committee Reports: The Architectural Review Committee had three outstanding ARR's. One, from the Shaws, is still waiting for some data from the applicant. Two others, Novak and Gander, were recommended by the ARC for approval. Ms. Crouch moved approval of both as written, Ms. Cavanaugh seconded; the Gander ARR passed unanimously, the Novak ARR passed 4-0 with Ms. Novak abstaining.

Ms. Crouch presented the Road Committee report along with a detailed worksheet showing in great detail the work to be done. Ms. Baxter remarked that a major problem with keeping new road surfaces is speeders who go fast enough to slide around corners. The Crouches said that these are mainly subcontractors working on a nearby house – each time a new batch of subcontractors goes to work they have to be told to slow down. Mr. LePard suggested small low speed limit signs in the approaches to the worst areas.

The Windmill and CCR/Bylaw Committees had no reports.

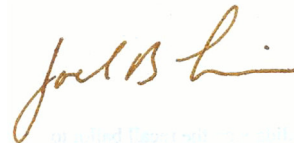
The Nominations and Elections Committee report was the vote counts reported above. Mr. Levin specifically thanked the four volunteer vote counters who painstakingly counted and tallied all the ballots and then reported the results to the Board as described above: Mr. Alberti, Ms. Baxter, Mr. Briner, and Ms. LePard.

Old Business, New Business: None.

Date for next meeting: Ms. Crouch said there should at least be a meeting in May in case some ARR's have to be approved (all ARR's must be approved or denied within 45 days of receipt by the ARC). Ms. Cavanaugh: ARR's shouldn't have to wait – they should be posted and could be handled by an on-line meeting, so ARR's aren't a reason to have a meeting sooner. In fact, with nothing much going on until we have had a chance to see how monsoon season affects the road work, there's not much reason to have a meeting till after monsoon. The consensus was that the date for the next meeting is left undetermined until the need for a meeting arises and the next meeting is called according to procedure.

Ms. Crouch moved to adjourn the meeting; Ms. Cavanaugh seconded and by unanimous vote the meeting was adjourned at 3:18 pm.

Respectfully submitted,

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

Joel B Levin, secretary