



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

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Board of Directors On-Line Meeting, 15 May, 2015
Minutes and Transcript

The meeting was begun on May 15 at 7:53 am when Ms. Crouch posted the estimate of materials needed to complete the test road improvement projects. On May 17 at 5:59 am Ms. Cavanaugh moved approval of up to \$2000 for the needed materials. At 6:07 Ms. Crouch stated her assumption that as Road Committee chair she should abstain from voting on this motion. At 7:06 Ms. Novak seconded the motion. At 8:23 Ms. Cavanaugh announced the motion and second and called for discussion. She relayed Mr. Stanford's concern that this work needed to be completed before monsoon. At 10:37 Ms. Snyder complimented the RC on the work done so far.

On May 20 at 9:25 am Ms. Cavanaugh called for a vote on the motion. She also commented at 11:22 on May 21 that she thought Ms. Crouch should not abstain from the voting on matters that did not affect her personally. On May 22 at 12:13 am Mr. Levin announced a 5-0 vote in favor. At 6:43 am Ms. Cavanaugh announced passage of the motion and closed the meeting.

A full transcript of the meeting is included.

A handwritten signature in brown ink that reads "Joel B. Levin". Below the signature, there is a faint, light blue watermark that says "Official Document".

Transcript

This on-line meeting of the board of directors is being called to discuss one item: a request by the Road Committee for funds to complete repair work started last month.

1. **Adele Crouch** May 15, 2015 at 7:53 am

The road improvement projects went together smoothly. There is, however, more work required to be sure they are in a condition to withstand the rains.

To do this work the road committee respectfully requests approval for enough funds to cover the following:

18 ton (one dump truck load) of rock \$360.00 plus delivery \$30 and tax

4 – ¾” paddle bits \$40.00 plus tax

10 – 4 ½” angle grinder cut off wheels \$25.00 plus tax

1 – 100’ x 48” roll heavy duty fence wire \$140.00 plus tax

40 hours labor x 2 workers \$800.00

For a total of approximately \$1,500. There is currently \$7,078.81 in the road repair fund with an additional \$2,500 going in on June 1 per the allotted amount agreed upon within this year’s budget.

We would also like to request the board reach out to the property owners and see if anyone has a generator they can loan us to operate the drill and angle grinder.

I will be gone most of the day and will check in as soon as I get home this evening.

2. **Margaret** May 16, 2015 at 9:57 pm

Is this for the test or for all the repair?

3. **Adele Crouch** May 17, 2015 at 3:56 am

It is for the test areas.

4. **Phyllis Cavanaugh** May 17, 2015 at 5:59 am

Greetings,

I move to approve up to \$2000 for completion of the road repair projects as listed above. Do I have a second? Then discussion can begin.

5. **Adele Crouch** May 17, 2015 at 6:07 am

I assume I will have to abstain from the motion and the voting?

6. **Louise Novak** May 17, 2015 at 7:06 am

I will second the motion.

7. **Phyllis Cavanaugh** May 17, 2015 at 8:23 am

Ok, we have a motion and a second. We also have a quorum as Joel, Margaret, Louise, myself and Adele are all present.

We can now begin any discussion.

Adele, is abstaining since she is on the committee but can answer questions.

I spoke to Keith Stanford (also on the committee) and he explained that it would be important to complete the projects prior to the summer rains to see how things hold up. That will help determine any future projects.

Any comments from the board members.

1. **Joel Levin** May 17, 2015 at 10:04 am

I agree that finishing what was started before monsoon is important. One question: can someone list the locations of the test areas that are finished and those that still require further work, with sufficient information that I could find them by driving out on the ranch? (I know this may be difficult).

1. **Adele Crouch** May 17, 2015 at 10:50 am

Not too difficult Joel. From the jail entrance drive south on High Lonesome. You will see them all on the left side of the road between Lot 111 and Stirrup Lane.

8. **Phyllis Cavanaugh** May 17, 2015 at 8:39 am
Hi, just an fyi that I will not be available until this evening.
9. **Jessamyn Snider** May 17, 2015 at 10:37 am
Keep up the good work on the roads, thanks!
10. **Adele Crouch** May 17, 2015 at 10:51 am
I will be available off and on throughout today to answer questions. I will be gone most of the day tomorrow.
11. **Phyllis Cavanaugh** May 17, 2015 at 8:14 pm
Hi,
Let's leave the forum open for board member comments for 24 hours – that would be until tomorrow morning around 8:00 am. Then it will be open for 48 hours for community member comments.
Board members, please refrain from discussion during community member time unless there is a specific question. If there is a question and it is not directed to anyone in particular, I will ask a board member to answer the question. This will help keep the meeting organized. Thanks for your participation!
12. **Adele Crouch** May 18, 2015 at 5:37 am
I will be gone until later this afternoon. I'll check in when I get home to see if anyone has asked me any questions.
13. **Joel Levin** May 18, 2015 at 8:08 pm
Today I drove up High Lonesome, and was impressed with the work that I saw. I think we should complete these test repairs soon. I would like to see two things this monsoon: how effectively do the new blockades control the water, and if they are effective, what the water does when a lot of it encounters these blockades.
I favor allocating the requested funds from the Road Committee account.
14. **Joel Levin** [May 19, 2015 at 10:29 pm Edit](#)
Madam Prez, shall we vote now?
15. **Phyllis Cavanaugh** May 20, 2015 at 9:25 am
Hi All,
We have a motion for approval of up to \$2000 for completion of road repairs on High Lonesome and we have a second. Board members, please vote yea or nay.
I vote to approve the motion.
16. **Margaret** May 20, 2015 at 3:22 pm
Yes
17. **Joel Levin** May 20, 2015 at 7:38 pm
I vote yes.
18. **Phyllis Cavanaugh** May 21, 2015 at 11:22 am
Hi All,
I've given it some thought and I want to go on record that I do not believe that Adele should be abstaining from voting on road matters. Even though she is on the committee, all of us are, and we need her vote.
I think abstaining should be reserved for when a person has a bias that would affect them personally.
If Adele feels strongly that she should abstain, that is her decision, but I would like to hear if any other board member feels that way as well. I think she should vote.
We need her opinion to be heard. Just because the committee decided on something does not mean that Adele agreed. I realize that we already have a quorum, but I do not want to set a precedent of having Adele abstain from voting on road matters.
19. **Louise Novak** May 21, 2015 at 1:10 pm
I will vote yes also.

20. **Margaret** May 21, 2015 at 2:43 pm

I do not believe Adele should be abstaining from voting on road matters.
My opinion is a board member should abstain on a personal matter and this is not.
So yes, I think she should vote.

21. **Adele Crouch** May 21, 2015 at 3:13 pm

I vote yes.

22. **Joel Levin** May 22, 2015 at 12:13 am

The secretary sees a count of 5 for, 0 against, 0 abstaining.

23. **Phyllis Cavanaugh** May 22, 2015 at 6:43 am

Thank you, Joel. The motion passes.
The meeting is closed at 6:45 on Friday, May 22, 2015.