



**HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION**

P O Box 215, Elfrida, AZ 85610-0215

Official website: [www.hlrpoa.com](http://www.hlrpoa.com)  
Official BOD e-mail: [admin@hlrpoa.com](mailto:admin@hlrpoa.com)



## Board of Directors On-Line Meeting, 1 June, 2015 Minutes and Transcript

The meeting was called to order by President Cavanaugh on June 1 at 10:00 am to discuss and consider for approval two Architecture Review Requests reported by the Architecture Review Committee. At 10:22 Ms. Crouch moved acceptance of the Luna ARR for a lean-to next to a shed. This was seconded by Mr. Levin at 12:35 pm. At 10:07 pm Ms. Cavanaugh also moved approval of the Barfield ARR for shading over existing open-air stables. Ms. Crouch seconded this June 2 at 5:35 am, thus leaving two pending motions before the board\*.

After some premature voting was declared out of order by Ms. Cavanaugh, Mr. Christopher asked questions on June 3 at 9:26 am about materials for the Luna lean-to and the reason for the abstentions among the ARC members, which were answered by Ms. Crouch and Mr. Levin, respectively. On June 4 at 12:15pm Mr. Holt added his opinions as an ARC member and Mr. Levin revised the reported ARC vote counts.

At 9:07 pm Ms. Cavanaugh called for a vote, and the Board Members voted 5-0 on each ARR for approval. On June 5 at 1:19 pm Ms. Cavanaugh announced the vote totals 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 blue watermark that says "original document not signed".

---

\* Ms. Crouch and I privately discussed what it meant to have two motions open at once before the Board. We agreed that while this would not happen in a standard face-to-face meeting, it made sense in the on-line format as long as the multiple motions were closely related (e.g. several ARRs or a couple of similar road repairs) and could reasonably be discussed at the same time, making the meeting much more efficient. Unrelated items being handled at the same on-line meeting would have to be taken up one at a time.

# Transcript

This on-line meeting of the board of directors is being called to discuss two Architecture Review Requests presented by the ARR Committee to the Board of Directors. The ARRs are posted on the [HLRPOA web site](#) or may be found [here](#) and here ([page 1](#) and [page 3](#) – page 2 is blank).

1. **Phyllis Cavanaugh** June 1, 2015 at 10:00 am

Hi All!

This opens the board meeting for review of two ARR that have been submitted to the board. The first is a lean-added to an existing shed from Luna and the second is an addition of shade roofing over existing open air stables from Barfield. These ARR are available for any members to review on the website at:

<http://www.hlrpoa.com>.

The ARC has already approved these requests.

First, any board members or ARC members can comment and discuss. Tomorrow morning, any community members can comment. Board members or AR Committee Members, please comment now. Thank you!

1. **Adele Crouch** June 1, 2015 at 10:22 am

I have reviewed both and see not discrepancies regarding any of the CCR's. I believe we have to address each one in a separate motion. Therefore, I move we accept the Luna ARR as submitted.

2. **Joel Levin** June 1, 2015 at 12:34 pm

As ARC Chair / Liason, I should report out that the results from the committee are as follows:

Luna: Approved 3 – 0 (1 abstention)

Barfield: Approved 2 – 0 (2 abstentions)

One abstention in each case is because one member, who may have thought incorrectly that he was no longer on the committee, has not voted; if he would like to do so, I will amend the results.

3. **Joel Levin** June 1, 2015 at 12:35 pm

As a member of the Board, I second Adele's motion to approve the Luna ARR.

4. **Phyllis Cavanaugh** June 1, 2015 at 10:07 pm

We have a motion and a second on the Luna ARR. I motion to approve the Barfield ARR as submitted. Do I have a second?

We will keep the meeting open to board members only for now and will open to member comments once we get a second on Barfield.

1. **Adele Crouch** June 2, 2015 at 5:35 am

I second Phyllis's motion.

5. **Joel Levin** June 2, 2015 at 11:01 am

My only comment: I have no problem with this ARR and at this time plan to vote 'aye'.

6. **Margaret** June 2, 2015 at 11:04 am

I have no problem with either ARR, my vote 'aye'

7. **Phyllis Cavanaugh** June 2, 2015 at 12:22 pm

We have a motion and a second for approval of both submitted ARRs and we have a quorum of board members. Prior to a vote, we must now open up the forum for any comments from community members. Then we vote.

Any Community Member comments? We will leave the forum open for comments for the next 24 hours.  
Thank you!

8. **Louise Novak** June 2, 2015 at 2:51 pm

I vote Aye also.

9. **Adele Crouch** June 2, 2015 at 3:05 pm

I vote aye on both ARR's also.

10. **Joel, Secretary** June 2, 2015 at 5:44 pm

I was not clear because I didn't realize both ARR's were up. I vote 'aye' on both of them.

11. **Russ Christopher** June 3, 2015 at 9:26 am

Are the BOD and AR committee assuming the material for the lean to is made of wood? When I built my lean to of similar dimensions several years ago it required a permit from the county. Knowing that the county has approved the plans should be further assurance to the BOD that the structure will be safe in our high wind conditions. Also, a technical question about the Committee vote. There are 3 abstentions. Are the two abstentions described as a misunderstanding of membership really abstentions? What is the reason for the 3rd abstention? Is it conflict of interest, which should be revealed?

1. **Joel Levin** June 3, 2015 at 10:45 am

The third abstention was committee member Barfield declining to vote on his own ARR.

2. **Adele Crouch** June 3, 2015 at 2:46 pm

The corner posts are 4" steel pipe and the roof is metal on the Luna lean to.

12. **Phyllis Cavanaugh** June 3, 2015 at 9:28 pm

Hi all, a reminder that it is important that board members do not vote until community members have had a chance to speak. I think in the future, board members should wait to vote until it is called for by the president. That will avoid confusion and allow community members the time they need to speak up and express concerns. We are still learning how to run these on-line meetings smoothly and I do think they are a great way to allow many property owners the opportunity to be involved in the meeting. I am confident we can work out the kinks and make good use of this platform. I would like to extend this meeting for 24 hours – to allow any further discussion, then I will call for a vote and board members will vote at that time. Thanks everyone for your patience as we work through this. If a property owner does ask a question, any board member can feel free to answer that question and a discussion can occur. At some point, I will then call for a vote. Thanks!

13. **Wolf Holt** June 4, 2015 at 12:15 pm

I didn't initially get into the loop as a committee member, so I didn't receive the plans or requests of the two subject ARR's. This is after the fact, but on reviewing the material, I will add my approval of the same for the record. Please note.

1. **Joel Levin** June 4, 2015 at 10:09 pm

As a result I declare that the committee vote is 4-0-0 on the Luna ARR and 3-0-1 on the Barfield ARR. This does not change the report of the committee to the Board.

14. **Phyllis Cavanaugh** June 4, 2015 at 9:07 pm

Hi All,

Thank you all for the input! We have a motion and a second for approval for both ARR's.

Board members, please vote at this time.

I vote "aye" for each ARR's.

1. **Louise Novak** June 4, 2015 at 9:59 pm

I will vote Aye for the Luna ARR and Aye for the Barfield ARR

2. **Adele Crouch** June 5, 2015 at 5:02 am

I vote "aye" for Luna and Barfield ARR's

15. **Joel Levin** June 4, 2015 at 10:07 pm

I vote 'aye' on the Luna ARR and the Barfield ARR.

16. **Margaret** June 5, 2015 at 8:06 am

I vote "aye" on the Luna ARR and the Barfield ARR.

17. **Phyllis Cavanaugh** June 5, 2015 at 1:19 pm

Hi All,

This concludes this on-line meeting. Thank you.

Both ARR's have passed 5 to 0.

Comments are closed.