



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

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Board of Directors Meeting, 10 October, 2017 Minutes

The meeting convened at Brown Holster Company in Tombstone at 1:03 pm. Present were Joe Alberti, President; Barbara Brown, Vice President; Margaret Baxter, Treasurer, and Joel Levin, Secretary. Member-at-Large Paul McCawley joined in by telephone a few minutes later. Also present were Association members Bill Brown and Dave Kelley.

There were no formal President's and Secretary's reports. The Treasurer reported on the current state of affairs (to be attached).

Committee reports:

The long grading of the roads was completed, and received high marks from those who have commented. There is a question about a culvert which seems to have one end blocked or smashed down; Mark Shelburne will take a look at it.

The ARC reported that the committee had received an ARR from the Kelleys for Lot 124 and had unanimously voted to recommend approval. This happened too late (less than 48 hours in advance) to be included in the agenda. Nevertheless Barbara moved to approve the ARR and Margaret seconded the motion, which passed unanimously.

As discussed at the last meeting, the Windmill Committee obtained a second opinion which agreed with the earlier estimate, more or less, but the well company said they were unable to provide the necessary repairs to our old equipment. The possibility of a solar powered electric pump was discussed, but would cost two to three times as much as repairing the existing mechanisms; at least \$5,000 including \$2500 for the pump. Barbara moved to have the windmill repaired. Joe seconded the motion, which was approved unanimously.

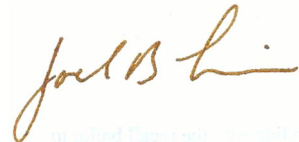
Under Old Business, the treasurer reported that collection efforts were proceeding with success.

In New Business, the remaining topic related to the well – usage and restrictions – was discussed. The well has three containers: the steel elevated tank, which contains potable water and is filled directly from the well; the large round tank, which receives the overflow from the overhead tank, in which goldfish thrive keeping the water free of algae; and a trough, filled from the round tank and which originally was available to free-ranging livestock on the Ranch until it was fenced off several months ago. The drinkable water was intended for use by Association members (1) in emergency situations when their usual source of water is temporarily unavailable (e.g. pump failure or power outage) or (2) while a non-resident member camps on their property for some days and temporarily needs fresh water. The key word is *temporarily*. The well is not intended for continual use as a substitute for a member obtaining or using their own supply of water. One current usage is by a member who removes up to 150 gallons to water trees when the weather is dry; because it is elevated, he has withdrawn it from the drinking water tank

A second problem with the water system is that the trough, when available to cattle to drink, had adequate flow of water in to keep the trough water fresh. Now that cattle are blocked off from it, it stagnates if it is not periodically drained. It was suggested that if the member who need water for his trees were to obtain a pump and draw that water from the trough, that would serve the dual purposes of keeping the trough sweet and providing the property owner with the water he needs, while leaving the potable water in the upper tank available for the usages for which it was intended. The consensus of the board was that this was an agreeable arrangement. The board also agreed that a sign should be posted at the tap on the steel tank stating who could take water and for what reasons.

No further business being presented, the meeting was adjourned at 2:25pm.

Respectfully submitted,

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

Joel B Levin, Secretary