



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

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**Board of Directors Meeting, 17 November, 2017
Minutes**

The meeting convened at the Sundown Steakhouse in Elfrida at noon. Present were Joe Alberti, President; Barbara Brown, Vice President; Margaret Baxter, Treasurer, and Joel Levin, Secretary. Also present for part or all of the meeting were Association members Susan Vlastic, Janet Gray, Carl Gander, Dave Kelley, Greg Briner and Jessamyn Snider.

Officers' Reports:

President Alberti reported on the new insurance policy. Owing apparently to lost mail, the Association's policy had lapsed on September 30. The carrier refused to reinstate the policy, though they would write a new policy at the same premium. Mr. Alberti made some inquiries and found that the same coverage could be obtained from Farm Bureau Property & Casualty Ins. Inc. and Allied General Agency, a Nationwide Insurance Co. for a total premium of about \$250 less than the HOA had been paying.

The secretary submitted minutes of the October 10 meeting. Mr. Alberti moved they be accepted and Ms. Baxter seconded; the motion passed unanimously.

The treasurer reported the following as of the date of the meeting:

Checking account balance	\$11,469.28
Savings account balance	\$20,077.90
Total expenses paid this year to date	\$22,259.12
Delinquencies being held	\$160.00*
Delinquencies turned over for collection	\$826.40

*Hardship

Other bills approved were for new signage, for windmill repairs, and for a new windmill valve.

Committee reports:

For the Road Committee, Mr. Alberti reported that with recent resignations there is no one left on the committee, and we request anyone interested in helping to please contact the Board. Neither experience with construction equipment nor love of manual labor is required.

New signs have been provided for each of three entrances to the Ranch, as pictured. The wording is county and state approved and can't be altered.ⁱⁱ

There was no new Architectural Review Committee activity to report.



For the Windmill Committee, Ms. Brown reported that the repairs were mostly complete. The spring-loaded valve on the elevated tank spigot is worn out and needs to be replaced with a new part for \$30, which Bill Brown will install.

A new sign was made for the elevated tank: "Notice – Drinking water. Residential use only. No watering livestock, gardens, trees or shrubs."

Old Business:

Under Old Business, the matters concerning delinquencies and the new signs were deemed to have been covered under the treasurer's report and the relevant committee reports.

New Business:

State investigation: An investigator from the Arizona Registry of Contractors contacted the Board regarding the contractor who has been grading the roads this year, asking for information and documentation. A complaint had apparently been filed by someone that this work was being performed by an unlicensed contractor. The roads were originally built with appropriate permits by licensed contractors. It has always been the opinion of the board that maintenance of private roads on private property did not require licensed contractors. The contractor is adequately insured for his and our protection, and the work he has done has been very good. The state has cited applicable state law on the subject. This complaint is against the contractor, not the HLRPOA. Mr. Alberti moved to table this matter until we could learn more about it and check the legal references; Ms. Baxter seconded and the motion was approved.

New structure: An association member observed that a neighbor was erecting a new and significant structure on their property and queried the Board as to whether there was an approved ARR covering that work. Upon researching back to 2014, the ARC chair (Mr. Levin) found no such ARR submission. In consultation with the Board president a letter was drafted and sent to the property owners in question. The responses from the property owners were primarily concerned with how poorly they deemed the Board members handled the matter, whether the original letter had been properly authorized by the Board in an open meeting, and whether the Board was harassing and threatening the property owners with further emails. (It had been deemed by the individual board members responsible for that letter that as a simple query, however formally stated, it did not require formal board authorization to send.) The property owners attached copies of minutes from 2006 containing ARR approvals which I assume include the new structure, and some minutes of proceedings from 2012 which affected procedures for handling ARRs.

It was pointed out by Board members and Association members present who have been around longer than the current ARC chair that the current rule – that an approved structure should be completed or at least substantially under way within two years or the ARR is considered to have expired – has been in effect for many years and that this must have been known to the property owners. Mr. Levin moved that the board send a formal letter saying that the ARR is no longer in effect and again requesting that the property owners come into compliance with the CCRs. Mr. Alberti seconded and the motion passed unanimously.

Election: Positions on the Board of Directors are coming up for election in 2018. In light of recent resignations and appointments we need to determine whose terms are ending, and whether the new bylaws covering term limits apply to the incumbent board members. This will be

determined, and the information will be posted to the web site following a review of the bylaws and procedures governing Board elections. The Board members informally decided that the next annual meeting would take place in early March, 2018.

Budgeting: It is time to begin the budgeting process. Looking at our current status, anticipated expenses (which should not be very different – extra expenses for road and windmill repair this year should be rather less next year), the Board decided we could plan on keeping the annual assessment at the current level, though this could change. If the Board decided now to keep it the same, we could begin getting invoices out in a more timely manner. Ms. Brown moved to set the assessment for 2018 at \$160 per lot per year, the same amount as 2017. Ms. Baxter seconded and the motion passed unanimously.

The Board agreed to allocate \$25.00 for the Sundown Steak House personnel who did such a fine job keeping all present comfortable and supplied with coffee, tea and water.

No further business being presented, the meeting was adjourned at approximately 1:35pm.

Respectfully submitted,



Joel B Levin, Secretary

ⁱ Footnote for draft: Is this amount correct?

ⁱⁱ Footnote for draft: I just noticed that the spelling of “primitive” is incorrect. How are the actual signs? I can’t believe I wouldn’t have noticed this when I saw the actual signs, but...