



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

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**Board of Directors Meeting, 9 January, 2018
Minutes**

The meeting convened at the Wm. Brown Holster Co. in Tombstone at 1:00pm. Present were Joe Alberti, President; Barbara Brown, Vice President; Margaret Baxter, Treasurer, Joel Levin, Secretary, and Paul McCawley, Member at Large. Also present for part or all of the meeting were Association members Susan Vlastic, Janet Gray, Dave Kelley, Norm Thorsen, George and Sam Barton, and new member Emilie Switzer.

Officers' Reports:

There was no formal President's report. The secretary submitted minutes of the November 17 meeting. Mr. Alberti moved they be accepted and Ms. Baxter seconded; the motion passed unanimously. A report on correspondence was deferred to a later item under new business.

Ms. Baxter submitted the treasurer's report for 2018 as of the date of the meeting:

Checking account balance	\$10,314.44
Savings account balance	\$20,099.65
Total expenses paid this year to date	\$0.00
Delinquencies being held	\$160.00*
Delinquencies turned over for collection	\$826.40

*2017 Hardship

She then submitted an estimated budget for 2018 as follows, noting that the numbers for road work are an issue until we have a new contract in place:

HLRPOA 2018 Estimated Budget

2018 Estimated Expenses	
Grading	\$16,100.00
Meetings	\$120.00
Insurance	\$2,200.00
Legal Fees	\$1,000.00
County Taxes	\$30.00
Accounting	\$160.00
Road Repair / Maintenance	\$5,000.00
Windmill	\$400.00
Office Supplies	\$150.00
Post Office Box	\$60.00
AZ Corporation Commission	\$10.00
Income Tax Prep and Payment	\$250.00
Website	\$96.00
Total	\$25,576.00
2018 Estimated Income	
Number of lots	135
Assessment per lot	\$160.00
Total assessments	\$21,600.00
2018 Starting cash on hand	
Excluding reserves	\$10,314.44
TOTAL Income and Cash	\$31,914.44
Remaining end of year	\$6,338.44

Committee reports:

For the Architecture Review Committee, Mr. Levin reported that the Committee had unanimously recommended approval of the ARR submitted on December 7 by Randall Kling and posted on the HLRPOA web site. Mr. Levin moved that the Board approve the ARR, Ms. Baxter seconded, and the ARR was unanimously approved.

For the Road Committee, Mr. Alberti reported that a grading contract was up in the air; we hope to be able to renew last year's contract with the same operator, but owing to his lack of a contractor's license, the status is pending until he receives his license and we can negotiate a

contract. He is expected to be back by the end of January, and then the normal grading schedule will be instituted. The cages not yet repaired will be soon.

For the Windmill Committee, Ms. Brown reported that things are pretty much back to normal. There are some pinhole leaks that can be easily patched with a few dollars worth of material.

Old Business:

ARR for construction on Lot 107: Mr. Levin obtained the ARR and related materials for construction of a number of items submitted and approved in 2006. As there was no time limit associated with ARR approvals established until 2012 for ARRs submitted in 2008 and later, the approved ARR in question is considered to apply to the new construction and the Board considers the matter closed.

Elections: Two Board members' terms expire as of the annual meeting this year: Mr. Levin, who was elected in 2015 for a full term, and Mr. McCawley, who was elected in 2016 to fill the remaining two years of a vacant seat. (Mr. Alberti's term expires in 2019; Ms. Brown's and Ms. Baxter's terms expire in 2020.) A timeline for the nomination and election procedures will be posted shortly. Any Association members interested in running for one of the two open positions on the Board may submit letters of intent to the Board; contact any Board member for further information. The annual meeting is planned for March 24, 2018, tentatively at 11:00 (which may change depending on venue).

Invoices and assessments: Each invoice will include a notice payment is due on receipt, that the account will be considered delinquent if it is not paid within 45 days of receipt. A second notice will go out near the end of that time, to give everyone a chance to contact the board or pay the assessment before it is sent to collection.

New Business:

Theft and destruction of Ranch property: Yet another "Loose Cattle" warning sign was stolen, along with the post it was mounted upon (after the last time, when signs were stolen from their posts, it was decided to permanently attach the signs to their posts). Mr. Alberti emphasized that if anyone is caught the will be prosecuted. Money for signs comes directly from the assessments we all pay. Mr. Levin moved that funds for a new sign to be permanently mounted with a concrete base be allocated. Mr. McCawley seconded, and the motion passed unanimously.

Hunting and illegal activity: Reports of possible illegal border crossers returning to locations they used to use at the southern ends of some of the washes on the Ranch have been made. Also, sightings of hunters on ATVs have been reported. There was discussion of what might be done with fences and gates on private property and at Ranch entrances, but no consensus was reached. Property owners living on the Ranch who observe such occurrences, especially if they are alone, should call the sheriff and the Border Patrol; everyone should keep aware.

Correspondence: Email was exchanged with the Board Secretary as follows:

- A member re: canceled checks as verification of payment
- A member re: selling his property
- Bob Hritz re: possibly filming on the Ranch
- Randy Kling re: ARR submission
- Questions from a prospective buyer of a set of lots

- Darin Huffman re: the agenda item about theft and destruction
- Providing information to title companies about status of properties being sold

Changing banks: members of the Board, particularly the Treasurer, of course, are becoming increasingly unhappy with the Compass Bank where our checking account currently sits. There are three reasons: (1) they charge for more than a small number of deposits per month; (2) they are going to start charging for more than a small number of checks written per month; and (3) their location on the far side of Sierra Vista is inconvenient, especially when a number of board members have to show up at the same time, for instance to update signature permissions. The Treasurer is going to look into other possibilities, beginning with what would be the most convenient location, the Vantage West office on Sumner St., Tombstone.

Call to Members:

Mr. Kelley suggested that assessment invoices include a payment slip to return with a check. This also began a short discussion of how invoices are generated and whether there was a good reason not to invoice the membership once per year for the annual assessment; perhaps the bylaws require semi-annual billing?

No further business being presented, the meeting was adjourned at 2:47 pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Joel B Levin". The signature is written in a cursive style with a large initial "J".

Joel B Levin, Secretary