



**HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION**

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**Minutes  
Annual Association Meeting and  
Board of Directors Meeting,  
24 March, 2018**

The annual Association Members meeting convened at 11:04 am at Schieffelin Hall in Tombstone with the Pledge of Allegiance. Present were four Board members: President Joe Alberti, Vice President Barbara Brown, Treasurer Margaret Baxter, and Secretary Joel Levin. Additional members present were Greg Briner, George Barton, Sam Barton, Ryan Else, and Emilie Switzer

Ms. Baxter reported on the current state of the Association’s finances:

Balance in checking:	\$15,917.32
Balance in savings:	\$20,120.71
Bills paid (1)	\$3,105.74
Delinquencies	\$1,859.94
In collection (2)	\$826.40

Notes:

- (1) Cumulative HLR expenses this year to date
- (2) Delinquencies which have been turned over to the HOA's attorney.

For the 2018 budget, members are referred to the minutes from the January 9, 2018 Board meeting, with the proviso that the anticipated expenses for road grading have gone up owing to changes in the circumstances of the contractor.

In other news, Mr. Alberti reported that he had made contact with Valley Telecom, currently making changes to their cabling within the Ranch and disrupting the roads. They assured him that they were not finished with their work, but that before they were done they would restore the roads to the condition they were in before work had started.

At 11:12 the meeting dissolved for the counting of ballots. At 11:45 the totals were announced:

Emilie Switzer	38
Ryan Else	32
Joel Levin	34

As a result, Joel Levin was reelected to the Board and Emilie Switzer was elected to the seat previously held by Paul McCawley.

The meeting of the Board of Directors was called into session. At this point the newly constituted Board took their seats and went into executive session to discuss officers’ positions.

At 12:00 the executive session was concluded. The offices previously held by incumbent board members continued, and Ms. Switzer became the new Member-at-Large.

The president had no further report.

The secretary presented minutes from the Board meetings of January 9 and February 19. Mr. Alberti moved and Ms. Brown seconded their adoption, which was unanimously approved.

The Treasurer's report had already been presented to the annual meeting.

Mr. Levin reported for the Architectural Review Committee. Notwithstanding the rather casual nature of the diagrams accompanying two ARRs submitted by the Novaks, the Committee agreed that the new structures described met the requirements of the CCRs and recommend that the board approve them. Mr. Levin moved approval and Ms. Baxter seconded. Approval was unanimous.

Ms. Brown reported for the Windmill Committee that the windmill is in good shape. This past year some extensive and relatively expensive repairs were performed, but that was the kind of overhaul that need be done very rarely and won't need to be repeated for years.

Mr. Alberti reported on the roads. The current grading contractor continues to do a very good job, but because of regulatory problem apparently called to the State's attention by a member of the Association, his expenses and therefore his rates increased to cover the costs of instruction and licensing. Some of the road repairs will need some additional fixing, which will be done well before monsoon. There will still be a need for ongoing maintenance of some of these areas beyond the standard routine grading.

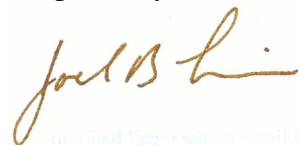
A committee was constituted to discuss possible changes desired for the CCRs and Bylaws. Members include the entire Board, Mr. Briner and Mr. Barton. The next meeting of the Board will occur in conjunction with a meeting of this committee.

Some questions were raised with regard to preparation and signing of the Association's annual tax forms. The preparer, who this year was not acting as a paid tax preparer, need not sign it, as she is not acting as a licensed preparer with legal responsibility for the work; it is sufficient that the appropriate officer(s) sign the forms. The Board agrees that it owes at least a formal thank you letter to the person who did this work for us.

Issues were raised regarding fire safety and reports of open camp fires on the Ranch. This topic is deferred to another Board meeting.

The next meeting was set for 9:30 am on April 17 at the Brown Holster store in Tombstone (the time has since been changed to 3:30 pm on the same day and same location). The meeting was adjourned at 12:57 pm.

Respectfully submitted,

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

Joel B Levin, Secretary