



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

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**Board of Directors Meeting, 26 July 2018
Minutes**

The meeting convened at the home of Bill and Barbara Brown at 1:02 pm. Present were Board members Joe Alberti, Barbara Brown, Margaret Baxter, Emilie Switzer and Joel Levin; also in attendance were Association members Dave Kelley and Nate and Karen Tribby.

Officers' reports

There was no president's report.

Treasurer's report

The treasurer reported the status as of July 26:

Balance in Checking	\$15,267.71
Balance in Savings	\$20,032.35
Bills Paid	\$5,878.72
Delinquencies	\$326.60
In Collection	\$326.60

There will be a couple of large bills coming up: the long grade near the end of monsoon and the insurance premium. These will be approximately offset by the second-half assessments coming in soon. Mr. Alberti described the different types of grading and explained the necessity of doing some roads each time and others only once per year.

Secretary's report

Mr. Levin provided draft minutes of the previous meeting and said that he would provide changes to the Bylaws and Rules for consideration at a future meeting. There followed a review of the items in the Bylaws and Rules that had been discussed as described in the previous minutes.

Committee reports

Architecture Review Committee

Reporting for the ARC Mr. Levin reported that the ARC had problems with the Baxter/Shelburne ARR for an addition to the house: the drawings accompanying the ARR were not accurate or complete. However, knowing previous work performed by Mr. Shelburne in the past the committee expect that the addition would be quality construction in complete compliance with the CCRs. Since the committee chair did not request the deficiency in the ARR be corrected in a timely manner, the ARR is considered approved by default. Three other ARRs before the board were also not considered in time, for which Mr. Alberti apologized on behalf of

the board. Nevertheless the board should approve them so they could be issued letters of approval. The ARR from the Browns had not been accepted for submission till late June, so it was not past the time limit. Mr. Levin reported the ARC's recommendation for approval.

The ARR from the Tribbys was approved unanimously on a motion from Mr. Alberti, seconded by Ms. Brown. The ARR from the Lindys was approved unanimously on a motion from Mr. Alberti, seconded by Ms. Brown. The ARR from the Browns was approved unanimously on a motion from Mr. Alberti, seconded by Ms. Switzer. The ARR from Mr. Shelburne was approved unanimously on a motion from Mr. Alberti, seconded by Ms. Brown.

The proper procedure for these was reiterated: the ARR is submitted and must be acted upon by the ARC and the board all within the 45 day limit.

Road Committee

Mr. Alberti referred to the discussion earlier. The long grading is planned for September, once monsoon is clearly past. So far the roads are holding up, and so far there is no need to have any fixes earlier than the planned grading.

Windmill Committee

Ms. Brown says that they are not currently draining the water. It is ready for anyone who needs to take some. Someone (Ms. Tribby?) asked about using the common area by the windmill for mailboxes. Maybe the Post Office could be persuaded to come as far as the ranch entrance, where the Association could place a block of mailboxes; for them to drive as far as the windmill would be much less likely. The cost of installing a block of boxes would be substantial as well. If there was to be a block of mailboxes, the Association could grant the easement either at the windmill or at the ranch entrance. This could be a topic for a future meeting.

Old Business

The Bylaws were already discussed under the secretary's report; no action to be taken until proposed changes are presented to the board at an upcoming meeting.

New Business

Zoning and deed restrictions

The Ranch is zoned RU-4. Regulations for RU-4, available on the Cochise County web site, permit much that the CCRs do not allow. Deed restrictions that are written into deeds may apply and may be enforceable by the county. When Association members bought land they contracted to abide by the CCRs. The county enforces only the restrictions that are written into the zoning regulations and deed restrictions; the stricter limitations of the CCRs are up to the Association.

Is there a law requiring the CCRs to be re-approved or reconfirmed at an interval (every 15 years)? If the attorney confirms this, it is an opportunity also to have some changes.

Engaging the local real estate community

Mr. Alberti: for an upcoming meeting we should invite local real estate agents to re-introduce them to High Lonesome Ranch Estates and fix the reputation the HLRPOA got a few years back among some of the local real estate community. Demonstrate that the kinds of arguments about

whether property owners were being treated differently are in the past, that the HLRPOA is a more relaxed HOA about matters of taste and preference. Only in certain matters, dealing for instance with safety, building codes, or interference with other property owners, or preservation of property values, would the HOA enforce the CCRs strictly. Also discussed were more marketing pages for the web site and a brochure.

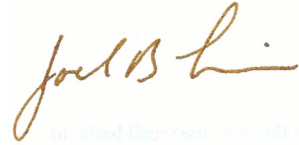
Outstanding lien

One property still has a lien attached, though the delinquency in question was long ago paid off. The owner would like the lien removed. Mr. Alberti agreed to contact the attorney to find out what we need to do to take care of this.

The next meeting will take place October 17, 2018, time and place to be determined.

The meeting was adjourned at 2:10 pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Joel B. Levin". The signature is written in a cursive style. Below the signature, there is a faint, light blue watermark that reads "unofficial document".

Joel B Levin, Secretary