



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

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Board of Directors Meeting
10 June, 2019
Minutes

The meeting began at 10:06 am at the Gleeson Jail. Present were Board members Joe Alberti, Karen Tribby, Joel Levin, and Margaret Baxter who arrived a few minutes after the meeting began. Also present was Member Randall Kling, who left the meeting following the discussion of the CCRs.

ARR form revision: Mr. Alberti and his committee discussed this and recommended addition of one or two lines to be added to the standard ARR form identifying whether the modification described is related to a business and the nature of that business. (ARRs for changes for instance to a home that had nothing to do with a business on the property would not have a need to answer this.) Mr. Alberti will make up a revised ARR form subject to today's discussion to be proposed for adoption at the next meeting.

CCR Committee: Mr. Kling presented the work of the Committee, established by the membership at the Annual Meeting. The committee went through the CCRs, putting them back into computerized form and creating a database of the contents. They identified many duplications, eliminated reference to the Declarant, and cleaned up a set of inconsistencies. The various pieces were categorized and identified, and a new outline was created. Decisions about how to format it, what legal language is required, whether review by an attorney is required or desired, how to distribute it to the Members, etc., remain to be made. Some particulars were discussed, including interaction between County regulations and CCRs such as the reason lots are 36 acres and why lot splits are limited.

Should the CCRs get legal review? Should it go out to the Members before legal review? The Members should only vote on the finished ready-to-record document; but should a version be distributed first? Multiple mailings expecting 75% response would be difficult. This is more in the nature of a poll first. We should ask the lawyer what is our obligation for legal review.

Reimbursement to Member for printing expenses: There was discussion of reimbursing Mr. Kling for the expenses printing documents for the Committee. There was further discussion of the cost of the printing and mailing of the documents to the membership; this is probably covered under the office supplies budget item, and Mr. Kling should simply bill the Association for the cost of his supplies.

Email Service: Recent changes in the Yahoo Small Business operation have complicated how one connects to the Board mailbox and how the contacts and mailing lists are operated. One can live with this but it is more trouble than it used to be. It is currently a service provided along with the web site service. We should look at other possible providers of email service. Whether it

would be free for non-profits and whether it would be convenient and appropriately featured will have to be determined.

Attorney to send bills for assessments: The attorney would send out the bills for the semi-annual assessments for a fixed fee of \$1.50 per lot (approximately 1.9% of the typical \$80 invoice). Payment would be returned to the HLRPOA mailbox, not the attorney. They would continue to handle collections of delinquent accounts. The board should continue to control the process as to sending out warning letters and declaring hardship cases.

Association picnic summer or fall: It was generally agreed that this is probably not something that would attract a lot of people under the current circumstances, for instance as the Annual Meeting attendance has declined because (we believe) problems have decreased and no

Roads: Mr. Alberti answered questions from Ms. Tribby about the grading of Reata Pass beyond Double U Ranch Road. He will find out from the contractor how much it would cost to add that piece of road to a short or medium grade; then the Board can decide what to do.

Call to members: A letter from Greg Briner brings up the subject of a Member pumping water for his trees from the large tank at the windmill. He had previously agreed to take the water from the trough (to help keep the trough from stagnating). He stated that his pump filters were being plugged by stuff in the trough. He also admitted to taking 100 gallons four or five times a month. The consensus among the board is that once a month might be acceptable, but in general, if one decides to keep livestock or plant trees on one's property, one should be responsible for obtaining water from his own well or from external sources. For household use, for *temporary* use during construction on the property while a well is being dug or while an existing well is being repaired, the common water is available for the entire Association; not so for plants and livestock of an individual.

The Board should send a letter indicating that the Board feels that his use of the common water is beyond what is permitted under the rules to the Member in question and that he should cease.

The meeting was adjourned at 11:38.

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