



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

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Board of Directors Meeting
31 July, 2019
Minutes

The meeting began at 1:02 pm at the residence of Nate and Karen Tribby. Present were Board members Joe Alberti, Karen Tribby, Joel Levin, Barbara Brown, and Margaret Baxter. Also present were Members Randall Kling and Claire Peachey.

Officers' Reports

There was no President's report. Mr. Levin presented minutes of the June 10 meeting. One incomplete sentence was pointed out to be fixed. Motion to accept (with the correction) was passed unanimously. Mr. Levin paid the fee to renew the web hosting and email service. He also filed the annual report with the Arizona Corporation Commission and paid the fee for that.

Ms. Tribby reported that the Association has \$19,957 in the checking account with \$1,040 to be deposited, and \$20,022 in the savings account. There are some accounts in arrears and one in collection. A means of allowing one Association member to pay via credit card using a Board member's credit card processing facility was provided. Bills coming up include the long grading to be done on the roads after monsoon and the annual insurance premium in September.

Committee Reports

ARC: The form to be filled out by residents operating a business on the Ranch has been drawn up and will be posted on the web site. A copy with an explanatory letter will be sent to those property owners who actually reside on the Ranch, not to all Association Members.

Roads: Mr. Alberti described the long, medium and short grades contracted to be done at intervals. Currently the medium grade does not include Reata Pass west of Double U Ranch Road; that is only done once per year on the long grade. If the gate at the last property is closed, the end part of Reata Pass beyond it will not be graded. Adding all of Reata Pass to a medium grade (so it is graded twice a year) would cost around \$600. The portion of Reata Pass from Double U Ranch Road to the last house can be added for \$400. Mr. Levin moved to expend the additional \$400 on the medium grade and Ms. Brown seconded; the motion passed unanimously.

Windmill: Ms. Brown reported that the platform under the raised tank had been replaced and braced.

CCR: Mr. Kling presented the draft CCRs and the cover letter to be presented to the other property owners. The drafting and approval of the new CCRs is understood to be a property

owner initiative, with the Board itself not directly involved in the process. The Board will support and facilitate the process of notifying Association Members and soliciting and collecting votes on the change. The Board will also reimburse Mr. Kling for his expenses in producing and distributing the material, which he estimates at about \$200.

Old Business

New form for Business Use / ARR: This was covered above in the ARC report.

Letter from Dave Kelley: In response to our letter sent in June about his use of the common well water, he sent an apology and a request to be able to continue taking water from the well. The board's position is that the water from the windmill is primarily used for emergency drinking water (from the raised tank) or for livestock (from the trough) for instance when a Member's own well stops working for some reason, or for temporary use pending installation of a water supply. If a property owner decides to add trees and plants for landscaping or other purposes, that owner, not the Association, is expected to be responsible for providing the water for those plants. However, as there is a service provided to the Association by having water removed periodically from the trough (now that cattle no longer drink that water, the trough can stagnate if it isn't partially drained regularly), the Board is willing to permit Mr. Kelley to remove water from the trough. The Board will send a letter to Mr. Kelley authorizing that water may be taken *only* from the trough and making it clear that this authorization is not permanent and is subject to review.

Cost for grading all of Reata Pass: This was covered above under the Road Committee report.

New Business

Road repairs: Emergency fixes are covered by current policy. There are some areas that need to be repaired or re-repaired. Culverts should be properly installed. Some of the cages installed in the last round have not worked out. We need to get estimates of the repairs, and decide how to pay for them, e.g. a special assessment vs a rise in the annual assessment. The latter would likely be more acceptable, as the assessment has not changed since it was lowered several years ago. We should pick two or so of the worst places and repair them and then reassess and repeat in subsequent years. Evaluation of areas needing repairs will be deferred until after monsoon.

Move bank accounts to Vantage West: Our BBVA Compass Bank account using the branch in Sierra Vista is inconvenient, it costs to make more than a certain small number of deposits and it's difficult to change signatories. The Vantage West Credit Union office in Tombstone has reasonable requirements for a fixed monthly service charge for a non-profit to open an account. Signatories can be added at individuals' convenience.

Mr. Alberti moved to open new accounts with Vantage West Credit Union and move the checking and savings accounts from the Compass Bank (now BBVA) to the new accounts. The following officers of the Association are to have check signing privileges: Joseph Alberti, President; Karen Tribby, Treasurer; Barbara Brown, Vice President; Joel Levin, Secretary; and Margaret Baxter, Director at Large. Ms. Brown seconded the motion and it passed unanimously.


Change web site for easier access by Board members: The existing web site is tied to Yahoo's software. Mr. Alberti is only interested in making the email more accessible. Mr. Levin will investigate other possibilities for mail service, including (for instance) gmail. Easy access to the mailbox should be possible with the current list; but the contacts and the mailing lists got move to the wrong place when the mailbox was moved to Yahoo Small Business, so it's difficult to have email blasts sent out. Also we need to look to moving the web site to an easier place and method of changing, instead of being as locked into Yahoo and Sitebuilder as we are.

Call to members

There were no comments.

The meeting was adjourned at 3:19.

Respectfully submitted,

A handwritten signature in brown ink that reads "Joel B Levin". The signature is written in a cursive style with a long horizontal line extending from the end.

Joel B Levin, Secretary