



**HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION**

P O Box 215, Elfrida, AZ 85610-0215

Official website: [www.hlrpoa.com](http://www.hlrpoa.com)  
Official BOD e-mail: [admin@hlrpoa.com](mailto:admin@hlrpoa.com)



**Board of Directors Meeting  
18 June, 2020  
Minutes**

The meeting began at 3:02 pm behind the Gleeson jail. Present were Board Members Joe Alberti, Margaret Shelburne, Randy Kling, Judy Rossbach, and Joel Levin. Also in attendance were members Bill McFarland, Tony Rossbach, Barbara and William Brown, Greg Briner, Doug Novak, Karen and Nate Tribby, Claire Peachey, Brad McAuley, and Storm.

The President began by setting the rules for the discussions.

The Secretary presented the minutes for the Annual Member and Board meetings of March 28. Mr. Alberti moved to accept them, Ms. Shelburne seconded and the Board passed the motion unanimously.

The Secretary that the Corporation's annual report had been filed with the Arizona Corporation Commission.

The Treasurer reported that as of this date, \$19,470 had been collected and \$4471 expended. Second-half assessments were due on 15 July, and notices had been sent out 30 days before that.

For the ARC, approval of two ARR's by email in May were formally ratified upon a motion by Mr. Alberti seconded by Ms. Rossbach. The motion passed unanimously, with Mr. Kling recusing himself from the vote on his ARR and Ms. Shelburne recusing herself from the vote on her ARR.

Mr. Alberti pointed out that ARR's must be submitted for any construction in order to preserve property values for the rest of the property owners. The Board does not go out and inspect properties searching for violations unless there is an obvious clear-cut violation. Nevertheless, the ARC is to review any new construction or modification subject to the CCRs.

At this point the presence of a new property owner, Brad McAuley, was acknowledged and the Board was introduced.

For the Road Committee, the urgent question is should we have a medium grade performed on the roads now, or should we wait until after monsoon for the full grading planned for that time.

Some additional discussion of whether preventive measures could be taken to mitigate road problems took place, including discussion of previous attempts to do so with the cages and so forth. Mr. Kling had been having discussions with Keith on and Steve Crosby on this topic. The Road Committee has been focusing on grading, and Dustin, our grader, doing what he could to mitigate possible problems. There was also discussion of how much maintenance goes into roads with residences but low traffic.

Right now Mr. Alberti is the entire Road Committee, and 21.4 miles of ranch roads is too much for a single person to be responsible for. New members for the Road Committee would be helpful; Mr. Novak and Mr. Tribby volunteered to join the Road Committee, and an email invitation to the membership should also be issued.

The Board voted not to do an interim grading, but to wait until after monsoon to do a full grading.

The Windmill Committee reported that the upper tank is somewhat depleted at this time, because the summer winds have been light so far. Also, due to one person filling an 800 gallon holding tank, and vandalism that drained the entire upper tank, that needs to be completely refilled before it can be open for common access again. Various acts of vandalism have been described, and the police report filed. Members in the area are continuing to observe what's happening. This affects everyone on the ranch and it is hard to understand why anybody would do this. We have requested meetings with a person involved with these occurrences, but have not yet had a proper response. It is up to the board maintain the windmill, set restrictions, and enforce them, and so forth. Individuals cannot be allowed to monopolize the water. Mr. Kling maintains that because there are no rules about the well in the bylaws or in the Association rules, the CCRs require the board to enact such rules before they can be declared to be in operation and enforceable; that the board cannot just declare a rule to be the case. This is an issue that will not be resolved at this time.

Questions were discussed as to who might place, monitor, and check video from video cameras? Is it legal to use cameras without a sign saying that a camera is in use? The consensus is that on private property there is no such requirement. Locking the well has been suggested, but it has not worked in the past because the locks are too easily broken.

It was suggested that a rule for the well be drafted, including solicitation of suggestions from the membership. The people who would work on this are not specified, except that Ms. Brown should be included.

Mr. Alberti moved and Ms. Shelburne seconded that the hose to the upper tank, which was disconnected when the tank was drained, be left disconnected until the tank was filled. Mr. Kling objected for reasons previously described, and the motion passed 4 to 1 with Mr. Kling dissenting. Mr. Levin moved that a rule be drafted for discussion at a subsequent meeting; this was seconded by Mr. Alberti and passed unanimously.

Mr. Alberti pointed out that the CCRs and County requirements state that proper waste disposal and provision of water must be included on any residential property. The water may be provided by digging a well, or it can be provided by truck from the town. But the common well is not available as the sole source of water to any single property owner.

Ms. Tribby reported with recommendations for future nominations and elections. Her complete written report is attached to these minutes. She summarized the recommendations contained in that report, and she noted problems with current procedures and the last election, which are more informal than those prescribed by existing official documents. Several of her recommendations involved increasing transparency to the membership of who was taking part and what was happening.

CCR Compliance and new construction:

Board has been intentionally lax about enforcing some of the activities; but some things are important and must not be ignored, e.g. county regulation compliance.

Liability for unsupervised teenagers. Found second day in the big tank. HS friends of a PO's son, one from a PO family not in good standing. Trash there and by the lot (on the lot of member not in good standing). Told someone that Bd member had given permission. We would be liable for injuries or illness or drowning; insurance covers? Discuss issues of trespass and whether to call the sheriff.


Claire's concerns: timely announcement, agendas, minutes. Board changing bylaws.

Karen concerned about maintenance of the common areas – front gates, windmill area, and also trees bordering roads; wants to see Board create a new committee to deal with such things. Will get some people together to see if there are things they would like to try to do. Marg describes past Board decisions not to do this. Karen wants an ad hoc committee of P.Os to do this. Nothing says P.Os can't do this on their own w/o respect to the Board. Joe: just so it doesn't fall back on the Board

Discussion of how and when an meeting in executive session may be called and held.

The meeting was adjourned at 5:12 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  
longhand