



HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION

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**Board of Directors Meeting
5 December, 2020
Minutes**

The meeting came together via Zoom at approximately 11:03 am. Secretary Joel Levin served as Zoom host. In attendance were President Joe Alberti, Vice President Margaret Shelburne, Treasurer Randy Kling and Member-at-Large Judy Rossbach. Also attending for all or most of the meeting were Association members Barbara Brown, Chuck Crouch, Karen Tribby, Claire Peachey, R. W. Barfield, Eileen Ahearn, Charlet LePard, Todd Miller, Louise Novak, Keith Stanford, Deborah Barber, Beckie Hilgart, Greg Briner, Rhonda Buesgens, and Nance Ceccarelli.

Mr. Alberti opened the meeting at about 11:05am and outlined the procedure for discussions.

Treasurers report: Not much has changed since the last meeting. A financial review or audit is required by state law. Mr. Kling is looking for volunteers to assist with the review. Nance Ceccarelli and Beckie Hilgart have volunteered to help; Louise Novak and RW Barfield had also volunteered previously. This topic is covered by the Bylaws section 8.8D.

Mr. Kling has some expenditures he believes need a motion to recognize and approve after the fact as legitimate, including \$600 extra to pay the new attorney ahead and the previous attorney for 2020. Mr. Kling and Mr. Alberti will review the attorneys' invoices and straighten the matter out. There was also a \$93 charge for a question on collections. Mr. Alberti moved approval of that charge, Ms. Shelburne seconded, and it was approved unanimously. The full list of these expenditures is attached following these minutes. Mr. Alberti moved approval of the remaining previous expenditures, Mr. Levin seconded, and the motion passed unanimously.

The BBVA account is no longer in use and only has \$2.00. Its existence is not causing any problems, but Mr. Kling would like to close it. As Mr. Kling is not a signatory to that account, he moved that someone who is should go in to the bank to see about closing the account, Mr. Alberti seconded and the motion passed unanimously.

ARC report: The ARR from the Crouches for a solar installation was recommended by the ARC. The Board unanimously approved it.

Road committee: Everything is dry, nothing much is changing, and we are waiting to see if there is any rain. People driving on the Ranch should watch their speed and driving habits to minimize wear and washboarding.

Windmill: It is operating and needs nothing additional at this time. Mr. Kling is still waiting for the invoice from Allen Well services for the recent repair. Considering new members of the windmill committee, especially as some resignations are anticipated in the near future: Tommie Smith would like to be considered; as a regular user of the well water he would be up-to-date on the state of the

windmill. Ms. Rossbach suggested seeing if new property owners coming on have experience useful for the committee.

Nominating and Election Committee: The NEC published a new set of guidelines and a timeline for the benefit of all Association members. A date for the Annual Meeting must be set so the milestones for the elections (due dates for nominations, etc.) can be determined. Some details of the procedure were discussed including who would collect the ballots from the mailbox and who would keep the lockbox. The date of March 27 was chosen for the meeting, time and location to be determined (by the NEC). [Update: because of holidays the meeting has been moved up to March 20.]

Mr. Levin moved that the current committee members be formally appointed to the NEC: Ms. Peachey, Ms. Ahearn, Ms. Hilgart, and Ms. Tribby as chair. Mr. Kling seconded and the Board passed it unanimously. The question of volunteers for counting ballots at the election was to be deferred till the meeting, but Ms. Novak and Mr. Briner have volunteered here to help with that.

New Business:

CCR Compliance, exceptions, and problems selling land: Ms. Brown discussed having lost two sales of her property due to the CCRs and the work she and the CCR committee did on a revision to them. 72 people did not vote on the CCRs; a group of owners say they voted against the CCRs, not because of their content but because of issues about cattle. Can the owners who did not vote be re-polled? The voluminous CCRs are a major problem with buyers, so the revised CCRs need to be approved. Mr. Kling will look into the term of the vote and whether more votes can be solicited.

The reasonable CCRs, e.g. those prohibiting junkyards or manufactured homes, are understood and agreeable to most members; but certain exceptions have been made in the past, going back to the first Board, such as those dealing with the appearance of certain ancillary structures, and prospective buyers need to be able to know this. The Board must be careful to enforce the CCRs that cannot have exceptions, since failure to do so means such enforcement may well be prohibited in the future. Mr. Alberti would like the Board to have a mission statement to go along with the CCRs to spell out the intent of the CCRs and the Board's policies of exceptions.

Voting rules change: Owners of multiple lots on the Ranch currently get a vote for each lot they own. Mr. Crouch believes the CCRs and/or bylaws be changed so that each owner gets one vote regardless of the number of properties owned. Almost all members who spoke on this issue did so in support of this change. It must be determined which of the governing documents must be changed, and how, to accomplish this.

Modification of delinquency consequences: Mr. Kling is concerned about turning over relatively small (neighborhood of \$200 or so) according to the current procedures; the penalty for putting such a delinquency into collection is disproportionate. Consider holding off on smaller delinquencies: charge interest and/or penalties, and turn them over to the attorney only after they reach a specific dollar amount (to be specified, e.g. perhaps three years of non-payment). Mr. Alberti moved and Mr. Kling seconded that no accounts be turned over for collection until April, so the Board has time to come to agreement on how to handle this; passed unanimously.

BLM and mining issues: The mining company has identified seven properties on the Ranch they are looking at. They have been going onto property performing their explorations seemingly unconcerned that these were private properties. When Mr. Alberti informed them that they were also

trespassing on the private roads of the Association, they took notice. Mr. Alberti could not say for the Association that the mining company were denied use of the roads, so he is bringing the question to the Board. The Board agreed that Mr. Alberti should contact the mining company and inform them that they do not have permission to travel the Ranch roads.

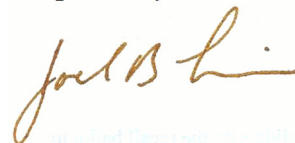
Road signs for Ranch entrances: Mr. Kling presented seven versions of the signs; sign C was the consensus choice. Then the color choices were presented, and the favorite was choice 1, green on beige.

Breakins: Mr. LePard described several incidents which he thinks may not have been due to illegals; Mr. Alberti suggested talking to the Sheriff's office and maybe the Border Patrol, since their tracks are often seen in the area.

Call to Membership: Mr. Stanford asked about the Dead End sign on Legend Trail that had been placed some time back and then moved a few months ago so it properly indicated the actual dead end road (Legend Trail). Mr. Stanford would like one down in his area (Last Trail) to deter people from exploring that road, and he will petition the Board to have such a sign installed there.

The meeting was adjourned at approximately 1:50.

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
Randall Kling, Treasurer

Appendix: Expenditures approved by the Board after the fact

The following motion, presented by the treasurer, was approved by the board: To recognize the following expenditures as valid and legitimate via approving, by exception, after the fact.

Items #1-#8 are administrative costs for correspondence expenditures in excess of what we budgeted. Item #9 is AZ state tax, which we overlooked in the budget. Item #10 is the expense we incurred when we changed attorney firm (new firm collects in advance, whereas old firm collected afterward).

1. \$53.61 (part of \$253.61) for Mailings (Administrative) paid to Karen Tribby on 30 Jan 2020. Authorization: \$200 authorized in 2020 budget at the board meeting on 8 January 2020. The additional \$53.61 not specifically authorized. Notes: 2020 HLR Assessment Costs: Envelopes - \$53.02, Ink & Paper - \$142.29, Stamps - \$58.30, Total \$253.61

2. \$110 for Mailings (Administrative) paid to US Postal Service on 14 Feb 2020. Authorization: Not specifically authorized.

3. \$6.9 for Mailings (Administrative) paid to Family Dollar on 14 Feb 2020. Authorization: Not specifically authorized. Notes: Envelopes, 4 items, approval code 8980.

4. \$55 for Mailings (Administrative) paid to USPS on 24 Aug 2020. Authorization: Action approved by the board, but funding not authorized in the 2020 budget, nor by additional board vote. Notes: Reimbursement to Randall Kling for roll of postage stamps purchase.

5. \$1.10 for Mailings (Administrative) paid to Randall Kling on 24 Aug 2020. Authorization: Action approved by the board, but funding not authorized in the 2020 budget, nor by additional board vote. Notes: Reimbursement for mailing out federal and state tax forms.

6. \$5.50 for Mailings (Administrative) paid to Randall Kling on 24 Aug 2020. Authorization: Action approved by the board, but funding not authorized in the 2020 budget, nor by additional board vote. Notes: Reimbursement for 2nd-half assessment notice mailing.

7. \$70.60 for Mailings (Administrative) paid to Randall Kling on 24 Aug 2020. Authorization: Action approved by the board, but funding not authorized in the 2020 budget, nor by additional board vote. Notes: Reimbursement to Randall Kling for mail-out expenses of 2nd-half overdue accounts.

8. \$15.15 for Mailings (Administrative) paid to Randall Kling on 09 Nov 2020. Authorization: Action approved by the board, but funding not authorized in the 2020 budget, nor by additional board vote. Notes: Reimbursement for USPS postage expense regarding certified, return-receipt (AZ requirement) for LAST Notices.

9. \$50 for State Taxes (Taxes) paid to AZ Department of Revenue on 12 Jul 2020. Authorization: Funding not authorized in the 2020 budget, nor by additional board vote. Notes: Overlooked must-pay item.

10. \$600 for Legal Fees (Services) paid to Goodman Holmgren Smith on 09 Nov 2020. Authorization: The board conditionally approved to transfer legal business to attorney's new firm at the board meeting on 29 September 2020, but cost authorization was not addressed. Notes: Monthly calling plan iao \$50/mo for 12 mo - \$600.