



Opening

Call to Order by: Mr. Barfield President with board members Mr. McFarland VP, Mr. Kling Treasurer, Mrs. Crouch Secretary - Mr. Smith Member at Large

HLR Property Owners in attendance included Karen and Nate Tribby, Chuck Crouch, Margret Shelburne, Tony & Judy Rossbach, George & Edna Barton, Gregg & Mary Ann Kenninger, Debra McFarland, and Becky Hilgart meeting convened at 1:00 pm

Pledge of Allegiance: Led by Robert Wade Barfield.

Adopt the Agenda: Mr. Barfield motioned to adopt the agenda Mr. Kling 2nd the motion.
Mr. McFarland amended the motion with a new budget agenda. Mr. Smith 2nd

Agenda Adoption Motion

Whereas the President and Treasurer dictated the published agenda, and,
(Mr. Barfield corrected the statement the President and the Secretary sets the agenda)

Whereas the Secretary correctly and duly published it,

Be it resolved that all text of the sections headed by "Budgeting Item Agenda," "Approve 2022 Budget, "Set Annual Assessment for 2022," and "Review / Adjust Fee Schedule" is deleted and replaced with the following:
2022 Proposed Budget Motion - Vice President

The motion will be to adopt the spreadsheet budget. If seconded, discussion will follow. Amendments may be motioned. and once all discussion and amendments have been dealt with, the board will vote.

Proposed Motion:

Resolution on Self-Dealing -- VP

A Resolution to Repeal Penalty Fees -- VP

Mr. McFarland brought to the boards attention this will make the budget go smoother and better. The question brought up by Mr. Kling we are managing other people's money and we do not need to rush through the budget. McFarland understood none of that will not happened. If this motion passes it will be presented in a different structure. The changes are from the spreadsheet that was posted on the website that was put together in a coherent manner. It presents a balance budget start with a projected revenues not an open-end thing that had \$40,000.00 expenses against \$20,000.00 revenue so we won't be jammed at the end by approving item by item. To approve an assessment increase we will start with a balance budget for our conversation and finish there. This process will move us on time. Mr. Kling brought up a second time we need to vote on each item separately. Mr. McFarland said no, and Mr. Kling said he thinks we should that he did not want to be forced to vote on an item he disapproved of and add the transparency to the membership. Mr. McFarland added we will not lose anything in transparency. Mr. McFarland explained in detail what will happen if this motion passes, the motion will be to adopt the spreadsheet budget, if second, a discussion will follow, an amendment will motion to it each one of those will trigger the discussion. If you feel you want to prose an amendment for each line item, feel free to do so. This moves the process along more quickly.

Mr. Barfield motioned all in favor in amending the agenda please say aye Mr. McFarland, Mr. Smith and Mrs. Crouch opposed Mr. Kling and Mr. Barfield



**High Lonesome Ranch Estates
Property Owners Association**

Board Officers Reports

1 pm Nov 15th, 2021

Schieffelin Hall, Tombstone Az.

Approval of the November 1st (Oct 25th) Minutes tabled for December meeting

Mr. Barfield President – None

Mr. McFarland VP: None

Mrs. Crouch Secretary Mention the merger of Verizon and Yahoo that handles our website is over and hope there will not be any other problems. Mrs. Crouch also mentioned that she will be adding all chair members to the proper email communications that involves committee correspondence,

Mr. Kling Treasurer: gave an attached report and did not have anything else to add.

Mr. Smith Member at Large - None

GDC – Next meeting Nov 22. No report

NEC – Chair lady Karen Tribby gave a brief update what they want to accomplish on their Dec 8th meeting on the upcoming election.

- Dec 28th no later than (NLT) mail letter announcing annual membership.
- Jan 3rd Email blast by Secretary
- Jan 20th Names submitted and to consolidate nominees, prepare ballots.
- Feb 3rd send out ballots,
- March 2nd final PO Box pick up,
- March 5th open ballots

See attached report from the Nov 1st meeting.

Windmill – None

Road Committee – None

Committee appointment: None

Architectural Review Requests – No report



Approve 2022 Budget

Mr. McFarland motion to adopt the budget for 2022 Mr. Smith 2nd

Mr. Barfield how can you set the assessment if you have not entertained what new additions have been made.

Mr. McFarland added a commented that the motion has been seconded it is now opened for discussion. My first discussion point is to walk us through from top to bottom and the board can oppose an amendment as we feel free. The starting point of this discussion of this motion is to keep this assessment the same as the previous year. Not to increase it to pay for addition things. This is the starting point

- **Budget Deliberation – Treasurer _0_ No discussion**
- **State Income Taxes – Treasurer -\$50.00**
- **County Property Taxes – Treasurer - \$35.00**
- **Arizona Corporation Commission Filing – Treasurer - \$10.00**
- **Tax Preparation Expense – Treasurer - 0- No discussion**
- **Meeting Venue Rental – Treasurer -0- No discussion**
- **Post Office Box Rental – Treasurer \$75.00**
- **Website License – Treasurer \$141.00 to \$180.00**

Mr. Kling amended this motion to take the Website License to \$180.00 Mr. Barfield 2nd. **All in favor**

- **County Document Recording Fees – Treasurer \$150.00**
- **External Financial Review – Treasurer \$125.00 to \$300.00 to \$400.00**

Mr. McFarland amended the motion to increase the fee to \$300.00 for a long-term accounting software. Mr. Kling mentioned there are HOA software that manages more than finances. **all in favor**

In the motion for the Professional Association Management Mr. Kling added an amended motion to raise the \$300.00 software fee to \$400.00 Mr. Barfield 2nd.

All in favor



- **Nominations & Elections Committee Fund – Treasurer \$392.48 to \$200.00**

Mr. Kling amended it to a round number of \$400.00 fee Mr. Barfield 2nd a second amendment for \$200.00 by Mr. Smith Mr. after a discussion with PO and Board input, supplies can be order at a more reasonable price (Stables and Family Dollar) Karen Tribby on the NEC wanted a conformation that the prices that Mr. Smith quoted is accurate. Becky Hilgart on the NEC also did the research and verified it was cheaper and offered the security that is needed for mailing. Mr. McFarland 2nd Mr. McFarland, Mr. Smith and Mrs. Crouch in favor Mr. Barfield and Mr. Kling opposed. **Set fee for \$200.00**

- **Governing Documents Committee Fund – Treasurer \$300.00**

Mr. Smith 2nd the motion for the \$300.00 fee Mr. Smith also mentioned is there a way to save money by sending them out electronically. Mr. Barfield commented that there are to be mailed out, so all members get them we do not have email addresses for all. Mr. Kling ask what the law requires on mail or email currently no one knows. **No objections**

- **Printing and Postal – Treasurer \$50.00**

- **Attorney Subscription / Retainer – Treasurer 0**

Mr., Kling motioned to bring back the fee of \$600.00 to make the Attorney Subscription/Retainer available Mr. Barfield 2nd Mr. Smith mentioned we just had a vote on Nov 1st to stop the fee on Mr. Smith agenda item he stated he was truly clear we can attain free advice on all POA matters that Jason will not represent us as an attorney. Mr. Barfield stated he did not find an agency that delivers such service and we needed to keep this fee for further use. Mrs. Crouch mentioned she found an HOA management company out of Phoenix that will represent us legally and with free advice called Spectrum Association Management. They manage all HOA property management across Arizona. Mr. Kling in favor 3 opposed **motion failed**

- **Additional Legal Services – Treasurer \$900.00 to \$550.00**

Mr. Kling motion to drop the fee to \$0 Mr. Smith 2nd we use it for litigation we use it one time for a letter to a PO that costs around \$500.00. Mr. Kling then motion to bring the fee to \$550.00 Mr. Barfield 2nd **all in favor**

- **Foreclosure Processing – Treasurer -0- No discussion**

- **Liability & Directors' Insurance – Treasurer - \$1900.00**



- **Hazard Insurance – Treasurer -0-**

Mr. Kling amended the motion to increase the fee to \$350.00 Mr. Barfield 2nd Mr. McFarland mention as we go into discussion, I will take my time to say that the types of assets we have he is perfectly ok to stay self-insuring on these, he did not understand none are critical infrastructure items if they should need repairs the association will talk about if it is a need to be replaced or repair. **motion failed 1 to 4**

- **Windmill Maintenance – Treasurer \$200.00 to \$350.00**

Mr. Kling amended the motion to 0 since we have not had a repair in a couple of years. Mrs. Crouch mentioned when she took over the Windmill before Mr. Smith, the information she has there were parts that need to be replace every 2 years plus we are overdue for this maintenance. Mr. McFarland mentioned he supported the \$200.00 and will not support amend this going to 0. Mr. Smith amended that motion to bring the fees up to \$350.00 Mrs. Crouch 2nd **all in favor**

- **Caution Signs – Treasurer \$711.00**

- **Road Grading – Treasurer \$11500.00**

- **Road Repair – Treasurer \$4500.00+ \$6700.30**

Mr. Kling amended this motion to bring up the cost of road repairs to \$8800.00 Mr. Barfield 2nd Mr. McFarland opposed, he expressed why he was opposing, between in having these three artificial categories causes and inherit budgetary perception problem. Add the three totals up and ask yourself which is how we should be budgeting as just one budget item called Roads, then ask yourself does this amount covers our needs. If it does no matter what our weather is like in any particular year, we will be fine. Trying to nickel and dime ourselves on these three items if they are separate items are very misleading. PO's Margret Shelburne and Judy Rossbach mention we have a \$6700.30 in unspent funds from the 2021 budget that we can add to it. Mr. McFarland, we have a board designation to include the \$6700.30 Mr. Kling 2nd **all in favor**

- **Road Damage Mitigation / Prevention – Treasurer \$2900.00**

- **Reserve Fund Addition – Treasurer 0 to \$1000.00**

Mr. Kling amended the motion to raise the Reserve Funds a \$1000.00 to the budget Mr. Barfield 2nd Mr. Barfield asked if anyone is opposed of raising our reserves \$21000.00. Mr. McFarland opposed by stating he did not see how we will pay for it if we have not identified a desirer to increase the assessment to pay for this increase can't see any grounds in proceeding. Mr. Kling, mention we have another \$14000.00 from a surplus from last year. Mr. McFarland asked Mr. Kling are you amending your amendment proposal to say your source of funding the \$1000.00 is a transfer from the checking to savings account Mr. Kling agreed. Mr. Barfield 2nd **all in favor**



1 pm Nov 15th, 2021

Schieffelin Hall, Tombstone Az.

● Professional Association Management – Treasure -0-

Mr. Barfield amended the motion that we add the fee in for future use if needed Mr. Kling 2nd. Mr. Barfield added for discussion that we lost sight what a benefit that a Professional Management has given us, that it simplified our accounting just having a central depository for all records instead of it all being shuttled around from individual owner to real estate offices and back to individual owners. The law requires to keep our ARC files for 6 years. They kept all our correspondence they did our year-end financial reviews, keeping us updated with the Arizona Corporation Commission, they provided a lot of services that we are having doing without. I do not think anyone knows what time the Treasurer and the Secretary put in. Mr. Kling mention that the Treasurer or the Secretary object to the time they spend his main concern is, is that discouraging others to volunteer. Mr. Barfield mention this is not a motion to hire one just to budget for one for future use. Mr. McFarland commented he lives in an HOA with a Management Co the horror of that is something that if he would pull his own molars to get out of once you get into it, it is not easy to get out of there will be a contingency is created and PO will not like it for the \$24.00 per lot this will accrue. The Management Association gets its own power it because its own animal they are cutting checks they are doing things that is not in the POA best interest. The second is he does not know anybody else wants to pay for this Mr. McFarland sure doesn't. PO mention if we go to a Management Association why do we need the board for. Mrs. Crouch mentioned why are we doing all the hard in making it easier for others just to pass it on to a management company, plus we had one and stopped if for valid reasons what makes you think another one would be any better plus, we still are not sure we have all our files. Mr. Kling said this would make it easier for the next Treasure or Secretary. Mr. Kling in favor 4 against **motion failed**

Set Annual Assessment for 2022 – Treasurer

Mr. Barfield motion that we approve the annual assessment for 2022 for \$180.00 a year Mr. McFarland 2nd. The assessment stays fixed for the year of 2022 **all in favor**

Resolution on Self-Dealing – VP Mr. McFarland motion to Resolution to Repeal Penalty Fees

Whereas the HLR POA Board recently passed a motion to authorize penalties (should have the date and name of the motion that was approved and include that text), and,

Whereas Article 7, paragraph 7.2 of the Declaration establishes the Board's authority in the event of nonpayment through this cited text: "Effect of Nonpayment of Assessments; Remedies of Association Payment of said regular and special assessments shall become delinquent forty-five (45) days after the due date. All delinquent assessments shall be a lien on the Lot of the Owner who fails to pay them and shall bear interest from the date of default until paid at the rate of eighteen percent (18%) per annum, but not to exceed the highest legal rate, payable from the date of default, until such delinquent assessment is paid." and,

Whereas the previously cited text is clear in what the Board may do in the event of nonpayment and the authority granted in the Arizona Revised Statutes was not included and therefore not provided to the Board,

Be it resolved that:

The Bylaws are amended at Article VII(G) to specifically withhold the authority to impose penalties by inserting this text "The authority to impose penalties found at ARS 33-1803 is specifically withheld to the members. All other authorities provided in ARS 33 are withheld to the members unless specifically granted to the Board in either the Articles of Incorporation or the Declaration.", and the previously cited motion approving penalties is rescinded.

Mrs. Crouch 2nd



Resolution on Self-Dealing – VP A Resolution to Repeal Penalty Fees (Continued discussion)

Mr. Barfield object to this motion on a couple of counts anything like this we amended the agenda by 3 to 2 and we added to agenda item that did not circulate among the directors as read-ahead material to inform themselves before coming to the discussion. In this particular case more importantly our members did not have a chance to comment on this proposal but who are here in attendance today will have the opportunity to voice their opinions, but the member who are not here today plus a great deal of member who do not live here on the subdivision who will not have the opportunity to comment on this before we act on this, Mr. Barfield thinks this is very unfair to deny them the opportunity to comment on something that is as sweeping as this. In general we do a disservice to our directors and our members when we amend our agenda with substantial changes at the last minute denying the opportunity to educate themselves and allow comment on it. Therefore Mr. Barfield will vote against this. Mr. Kling commented I understand the concern on late fees he looked on Google are late fees effective for some yes for some no depends on different personalities you are dealing with. If it does contribute it give a sense of professionalism of the association that is serious about having their finances on a timely manner, but it said if it's not in your contract you should not do it you can, but you shouldn't. Our contract is the Governing Documents. Our CCR's does not say late fees but our Bylaws does so technically we can do it. Mr. McFarland commented this originally run through first point you made was we violated on a clause that was called out on a point of order that this motion somehow was violating a good form a good presentation, so Mr. McFarland need to roll back where all of this started. This was a situation of a board overreach to start with assessing a penalty fee against the owners potentially what I am not aware of any PO was asking for this. Nevertheless we went back and forth with and attorney that my understanding (Mr. McFarland) from interacting with the attorney about how things have been unfolding my assessment that a distorted question was posed to the attorney that leads to an exceedingly long discussion both written and oral. We cannot run it to ground properly, but we can run it properly. If this motion is approved the board will only have the authority that is explicit has in the Governing Documents.

Mr. McFarland, Mr. Smith, and Mrs. Crouch in favor

Mr. Barfield and Mr. Kling opposed

A Resolution to Repeal Penalty Fees – VP

Mr. McFarland made a motion for A Resolution on Fees as Constituted to the Date of the Board Motion. Whereas the Board can change fees, including decreasing them, and can change the frequency, method, manner, and rate of said fees.

Be it resolved that:

All fees due prior to the approved motion resetting the fees and their collection frequency will be collected under the rule and policy in force on the date of the purchase, and,

No sitting board member may personally benefit from any board motion during the tenure of the board member's directorship and in cases in which a change would otherwise benefit a director, that change will be suspended until that director is no longer a board member, and,

Appropriate changes to the bylaws will be made to incorporate this resolution

Mr. Smith 2nd

All in favor



Call to Membership remarks: concerns, observations, etc., and issues needing the board's attention.

Mrs., Barton had a question on who handles the Website and the Facebook HLR website. Mr. Barfield commented he was glad that question was asked the Facebook website is a private owner that is kept up by Karen Tribby. HLRPOA website is kept by the administrator which is the Secretary Barbara Crouch.

Mrs. Kenninger had a question about our bylaws that she would like to discuss after the meeting.

Call to Board Members: Presented by Mr. Barfield to provide a last opportunity to present an issue, concern, or item of information that warrants the attention of the board and/or membership.

Mr. Barfield commented that he will reiterate that as good practice we would hope that our directors will submit agenda items to the Secretary along with enough read-ahead so the directors can inform themselves for discussion so they can come to meeting prepared so they can decide for having the opportunity to inform themselves of the issue rather than come in cold. I think that is especially important, because in the past we gather the idea the only members of this association want to come to meeting a lot of decision are made with out input from the other hundred members who do not come to these meetings something new we added the Secretary was able to do is to get this material posted on the Website at lease a couple of weeks ahead of time. The idea there is give the nonresident members an opportunity to see what we are doing to know what we are doing on their behalf and comment on it so if we skip that step, we are ignoring our other hundred members. Mr. Barfield felt it is not fair to them and even if you don't make the suspense the cut off for the submitting items to be included on the agenda but you know in advance that you intend to amend the agenda by adding items you still can inform the directors by email of your intent to do that provide them with information that allows them to inform themselves that will also gives the Secretary the opportunity to post it to the website so the non-resident members have the opportunity to read about what we are going to do before we do it. As for it is for now, we made some substantial changes not saying they are bad with out the input from vast majority of our members. (Mr. Barfield) I think that is bad practice. Mr. Barfield had another comment in past we had a professional Management Company one of things they offered to us was board officer training at each spring the idea was to make sure all the directors had a common understanding how board meetings should operate, it is obviously we don't have that service now that does not say we can't go out and have that scheduled we can go out and arrange someone to come to us or go to their facility we can have a little seminar that informs board members on how to conduct routine business so my question to the directors so you think this is worthwhile if so Mr. Barfield I will look at what the cost will be to do this and arrange it for next spring. Mrs. McFarland mention Barb the Secretary post web seminars that offers this online. Mr. Barfield Shaw and Lines offer them which they did. Mr. McFarland mention how can we be in the same room together with out violating our Governing Documents. Mr. Barfield said as long we do not discuss board business. Mr. Kling stated he thought it would be helpful. Mr. Barfield got the feeling a couple of members are not interested in this and suggest that the Secretary has a digital copy of Robert rules of order if you are not familiar with them, please make yourself familiar with them. Another thing Mr. Barfield would like to address is ARS revised statue 33-1806 has certain pacific requirements about information about information we supposed to be providing new owners and this is the part that I want to get to their responsibility in responding to us after talking with the Secretary this is not being done. There was a period we were not sending out the required letter the law requires us to send it out that can be corrected the flip side of that is the new owner is to sign and return the document with in 14 days. The Secretary has not file where these letters are coming back and being collected so we can't say if it being done or not. Now the question I would consider from now until the next meeting where this will come up for discussion on the agenda is what we do about it. How do we enforce the provision of them returning that letter? Plus how do we meet our responsibility and what are our responsibilities?

Review of Meeting's Tasks: Presented by Mr. McFarland to review tasks to ensure none were missed or recorded incorrectly and reinforce the expectations of specific people or groups. No corrections or additions offered.

Assessment Schedule – Treasurer March 15th and July 15th Mr. Barfield 2nd **All in favor**



Review of Meeting's Motions: Presented by Mrs. Crouch to review board resolutions to ensure none were missed or recorded incorrectly and provide a last-chance opportunity to clarify if needed.

Approve the agenda – Mr. McFarland motion to present a new Budget for 2022

Mr. Barfield motioned all in favor in amending the agenda please say aye Mr. McFarland, Mr. Smith and Mrs. Crouch opposed Mr. Kling and Mr. Barfield

Approve 2022 Budget Mr. McFarland motion to adopt the budget for 2022 Mr. Smith 2nd

Website License – Treasurer \$141.00 to \$180.00

Mr. Kling amended this motion to take the Website License to \$180.00 Mr. Barfield 2nd. **All in favor**

External Financial Review – Treasurer \$125.00 to \$300.00

Mr. McFarland amended the motion to increase the fee to \$300.00 for a long-term accounting software. Mr. Kling mentioned there are HOA software that handles more than finances. **all in favor**

Nominations & Elections Committee Fund – Treasurer \$392.48 to \$200.00

Mr. McFarland 2nd Mr. McFarland, Mr. Smith and Mrs. Crouch in favor Mr. Barfield and Mr. Kling opposed. **Set fee for \$200.00**

Governing Documents Committee Fund – Treasurer \$300.00 No objections

Additional Legal Services – Treasurer \$900.00 to \$550.00

Mr. Kling then motion to bring the fee to \$550.00 Mr. Barfield 2nd **all in favor**

Windmill Maintenance – Treasurer \$200.00 to \$350.00

Mr. Smith amended that motion to bring the fees up to \$350.00 Mrs. Crouch 2nd **all in favor**

Road Repair – Treasurer \$4500.00+ \$6700.00 all in favor

Resolution on Self-Dealing – VP

Mr. McFarland motioned to drop the Bylaws cording fees Mrs. Crouch 2nd Mr. McFarland, Mr. Smith and Mrs. Crouch in favor and Mr. Barfield and Mr. Kling opposed.

While reviewing the Meeting Motions Mr. Barfield mention we need to revise the bylaw again. Mr. McFarland mentioned is there a legal requirement to register the bylaws? Mr. Barfield there is no requirement. Mr. McFarland this will takes its own motion to fix this for the next time we do this update the bylaws with one sentence. “The bylaws are no longer published here they are in the presents of the secretary so if you want them approach the sectary.” Then we will be done with registering them no one else does. Mr. Kling brought there will be two versions of the bylaws will be out there. Mr. McFarland stated the next time we record bylaws we should state “All previous bylaws are rescinded the bylaws are kept with the secretary at this address”. Then we never record again

A Resolution to Repeal Penalty Fees – VP

Mr. McFarland motion No sitting board member may personally benefit from any board motion during the tenure of the board member’s directorship **Mr.Smith 2nd All in favor**



Announce Future Events: Presented by Mrs. Crouch announce of the upcoming board and committee meetings.

- Dec 13 at 1pm at Tombstone, Schieffelin Hall
- Jan 19 at 1pm at Tombstone, Schieffelin Hall
- Feb 16 at 1 pm Tombstone, Schieffelin Hall
- March 5,2022 is the preference for our Annual Membership Meeting
Potluck at 11:30 am Meeting at 1 pm
- GDC meeting Nov 22nd
- NEC meeting Dec 8th

Closing Comments: Mr. Barfield presented brief comments.

Adjourn: The meeting adjourned at 2:30 PM.

Board Officer Reports & Agenda Attachments Treasurer's Report, NEC report, Approved Motions,

Minutes by, Barbara Crouch Board Secretary for Nov 15th, 2021 – *Barbara Crouch*



Treasurer's Report

as of Monday, November 15, 2021

ASSETS

Vantage West		As of 11-15-21	\$20,846.18	Chg	\$20,013.33	Sal	Oth	Total
		Assets		Dis		Lat	Bank Interest	Total
LEVIED AMOUNT		(\$24,480.00)		(\$825.00)		(\$168.00)	\$0.00	(\$25,473.80)
COLLECTED AMOUNT		\$23,685.04		\$750.00		\$102.72	\$15.24	\$24,554.10
Jxnuary		\$8,100.00		\$750.00			\$1.62	\$8,176.63
February		\$4,050.00		\$150.00		\$6.05	\$1.02	\$5,108.72
March		\$4,050.00					\$2.42	\$4,682.13
April		\$810.00		\$750.00			\$1.25	\$886.35
May							\$1.44	\$1.41
Jxne		\$2,025.00		\$750.00			\$1.28	\$2,319.43
Jxly		\$2,025.00		\$150.00		\$66.00	\$1.44	\$2,351.29
August				\$750.00			\$1.42	\$76.43
September				\$750.00			\$1.27	\$76.37
October		\$760.00				\$30.00	\$1.25	\$800.34
November				\$750.00				\$75.00
De1ember								
COLLECTED PERCENT		96.8%		90.9%		56.0%	na	96.4%
BALANCE DUE		(\$794.00)		(\$750.00)		(\$650.00)	\$15.31	(\$919.70)
Assessment Status		at		Lot	(Cumulative)	Lot Percentage		(Cumulative)
Paid in Full				129		94.9%		94.9%
1st Half Delinquent				4		2.9%		97.8%
2nd Half Delinquent				2		1.5%		99.3%
Other				1		0.7%		100.0%
Totals:		\$27,370.00		\$20,669.70		\$20,701.70	(\$320.00)	\$6,668.30
Administrativ		\$1,000.00		\$585.00		\$610.00	(\$300.00)	\$612.65
County Recorder Fees		\$150.00				\$320.00	(\$300.00)	\$118.00
Financial Review		\$100.00		\$100.00		\$100.00		
Mailings		\$550.00		\$270.40		\$270.40		\$270.52
Meetings		\$200.00						\$200.00
PO Box		\$800.00		\$640.00		\$640.00		\$16.00
Website		\$150.00		\$141.80		\$141.80		\$8.13
Common		\$22,900.00		\$17,359.99		\$17,359.99	\$0.00	\$5,540.01
Damage Prevention		\$2,000.00		\$1,280.00		\$1,280.00		\$716.00
Road Grading		\$14,000.00		\$12,950.00		\$12,950.00		\$1,050.00
Road Repair		\$6,500.00		\$2,080.00		\$2,080.00		\$3,514.52
Signs		\$150.00		\$140.50		\$140.50		\$9.49
Windmill		\$250.00						\$250.00
Services		\$2,000.00		\$2,000.00		\$2,000.00	\$0.00	\$308.50
Insurance		\$1,050.00		\$1,760.00		\$1,760.00		\$86.00
Legal Fees		\$1,000.00		\$875.00		\$875.00		\$222.50
Taxes		\$290.00		\$820.00		\$820.00	\$0.00	\$207.14
AZ Corp Commission		\$100.00		\$100.00		\$100.00		
AZ Income Tax		\$500.00		\$500.00		\$500.00		
County Taxes		\$300.00		\$220.00		\$220.00		\$7.14
Tax Prep		\$200.00						\$200.00

OUTFLOW

SCHEDULE

Calendar Entry (10 days past to 30 days future)	Date(s)
Treasurer Report Publish Monthly Report	1 - 9 Nov 2021
Budget Deliberations (Board action)	2 - 27 Nov 2021
Annual Assessment Deliberation (Board action)	31 Oct - 30 Nov 2021
Annual Assessment Approval (Board action)	1 Nov -1 Dec 2021
Budget /Approve Budget (Board action)	15 Nov -1 Dec 2021
Treasurer Report Publish Monthly Report	1 - 9 Dec 2021

Nominating and Election Committee (NEC)

Report to the HLR Board f

or Nov 1st, 2021, BOD meeting

1. The NEC hosted a meeting on 29 Oct at 3pm to prepare for the March 2022 Annual Membership meeting and Election at Schieffelin Hall in Tombstone, AZ. All committee members attended.
2. The NEC timeline for the March 2022 election per our procedures posted on the HLR website is as follows:
 - December 28, 2021- no later than (NLT) 60 days before Annual meeting--
 - mail letter announcing annual membership meeting and soliciting for nominations - 15 days for response.
 - NLT January 3, 2022 – Email blast to all property owners (by HLR POA Secretary)
 - NLT January 20th, 2022 - 45 days to Annual- Names submitted & consolidate nominees, prepare ballots
 - NLT February 3rd, 2022 - 30 days before meeting- send out ballots
 - March 2nd, 2022 - 3 days before Annual meeting- final PO box pick up of ballots
 - March 5th, 2022-- Annual Membership meeting- open ballots
3. The NEC will host a potluck at 1130 prior to the annual membership meeting at 1PM. While we discussed potential guest speakers we decided to start with just a potluck and limit the annual meeting to an HLR Update/ Year in Review by the BOD, presentation of the 2022 Annual Budget and election.
4. Our next meeting will be December 8th, 2021 at 3pm at Eileen's. All neighbors are welcome to attend. For meeting location please contact admin@hlrpoa.com.
5. Any comments and questions should be directed to myself.

Karen Tribby

Karen Tribby
Co-Chair NEC
ktribaz@gmail.com



**Approved Motions
Board Meeting**



Nov 15th, 2021

Approve the agenda

Approve 2022 Budget

Website License

External Financial Review

Nominations & Elections Committee Fund

Governing Documents Committee Fund

Additional Legal Services

Windmill Maintenance

Road Repair – Treasurer

Resolution on Self-Dealing

A Resolution to Repeal Penalty Fees

