



1. Opening

1. **Call to Order:** The board convened at 7:00 PM.
2. **Pledge of Allegiance:** Led by Robert Wade Barfield.
3. **Opening Comments:** Mr. Barfield thanked Joel Levin for his hard work on the association website. He also thanked Karen Tribby and the Nominations and Elections Committee for their work on finding candidates for the special election.

2. Board Officer Reports

1. **President's Report:** Mr. Barfield submitted a written report (see attachments). During Mr. Barfield's report on attempts to find the key for the records file cabinet, Mr. Levin said that he believed he had the key.
2. **Secretary's Report:** Ms. Crouch reported that the revised website is now up and available for new items to be posted. She then reported on the status of secretary tasks.
3. **Treasurer's Report:** Mr. Kling submitted a written report (see attachments).

3. Committee Reports

1. **Architectural Review Committee:** Mr. Barfield submitted a written report (see attachments).
2. **Road Committee Report:** Mr. Kling submitted a written report (see attachments).
3. **CCR&E Committee Report:** Mr. Barfield submitted a written report (see attachments).
4. **Windmill Committee Report:** Ms. Crouch reported that Mr. Smith and Mr. Green had volunteered for the committee. Mr. Barfield advised that Mr. Jardine likely had some experience working with windmills and may be an asset to the committee.
5. **Nominations and Elections Committee Report:** Ms. Tribby submitted a written report (see attachments).

4. Board Business Items

1. **Approve Meeting Minutes:** Presented by Barbara Crouch to approve minutes from previous meetings. The board voted to approve the following motion made by the President and seconded by the Treasurer: ***Approve the meeting minutes for the 20 March 2021 board meeting as presented.*** The board vote was 3 to 0. The board voted to approve the following motion made by the President and seconded by the Secretary: ***Approve the meeting minutes for the 20 March 2021 membership meeting as written.*** The board vote was 3 to 0. The board voted to approve the following motion made by the President and seconded by the Treasurer: ***Approve the meeting minutes for the 20 March 2021 board meeting as presented.*** The board vote was 3 to 0. The board voted to approve the following motion made by the Secretary and seconded by the President: ***Approve the meeting minutes for the 10 November 2020 board meeting as written.*** The board vote was 3 to 0.
2. **Address Board Vacancies:** Presented to determine whether we continue with plans to conduct a special election on 22 May or appoint two new board members to fill the vacancies. Mr. Barfield reminded all that there was no guaranteed incumbency regarding board position, that the board involved responsibilities and authorities, but no privilege, and that all candidates should be familiar with the statements of ethics and governing documents. The board voted to approve the following motion made by the Treasurer and seconded by the President: ***Appoint Bill McFarland to the board of directors to fill the vacancy created by Ms. Shelburne's resignation and Tommie Smith to the board of directors to fill the vacancy created by Mr. Alberti's departure, and direct the Nominations and Elections committee to cease actions regarding a special election.*** The board vote was 3 to 0.

3. The board voted to the following motion made by the and seconded by the : **Appoint: Robert Wade Barfield as president, Billy McFarland as vice-president, Barbara Crouch as secretary, Randall Kling as treasurer, and Tommie Smith as member at large.** The board vote was 5 to 0.
The board voted to approve the following motion made by the President and seconded by the Member at Large: **Appoint: Robert Wade Barfield ARC chair, Barbara Crouch NEC chair, Randall Kling road committee liasson, Billy McFarland CCR committee liasson, and Tommie Smith windmill committee liasson.** The board vote was 5 to 0.
4. **Committee Appointments:** Presented by Robert Wade Barfield to appoint committee members. Eileen A recommended the Architectural Review Committee have more members to counter the influence of the same person holding the positions of committee chair and board president. Mr. Barfield explained that additional members may cause delays. Committee sizes are not constrained by the motions being put forward, so the matter was deferred to a future meeting. The board voted to approve the following motion made by the Treasurer and seconded by the Member at Large: **Appoint Keith Stanford, Nate Tribby, Todd Miller, and Tommie Smith to the Road Committee.** The board vote was 5 to 0. The board voted to approve the following motion made by the President and seconded by the Treasurer: **Appoint Tommie Smith and Pat Green to the Windmill Committee.** The board vote was 5 to 0. The board voted to approve the following motion made by the President and seconded by the Treasurer: **Appoint GL Holt and Joel Levin to the Architectural Review Committee.** The board vote was 5 to 0. The board voted to approve the following motion made by the President and seconded by the Member at Large: **Appoint Bill McFarland, Eileen Ahearn, Todd Miller, and Claire Peachey to the CCR Committee.** The board vote was 5 to 0.
The board voted to approve the following motion made by the President and seconded by the Secretary: **Appoint Karen Tribby, Eileen A, Claire Peachey, and Beckie Hilgart to the Nominations and Elections Committee.** The board vote was 5 to 0.
5. **Architectural Review Requests:** Presented by Robert Wade Barfield to approve any pending architectural review requests that have been vetted by the ARC. The board voted to approve the following motion made by the President and seconded by the Member at Large: **Approve the architecural review request which includes the main house, a carport, a workshop, small pond, tanks and cisterns for water storage, and a standalone solar panel array on lot 57.** The board vote was 5 to 0. The board voted to approve the following motion made by the President and seconded by the Member at Large: **Approve the architecural review request for a covered porch with pavers on Lot 22.** The board vote was 5 to 0. The board voted to approve the following motion made by the President and seconded by the Vice-President: **Approve the architecural review request for solar panels on Lots 132/133.** The board vote was 5 to 0.
6. **Architectural Review Committee Duty Statement Update:** Presented by Robert Wade Barfield to to review and approve the updated Architectural Review Committee duty statement. The board voted to approve the following motion made by the President and seconded by the Treasurer: **Approve the updated Architectural Review Committee duty statement.** The board vote was 5 to 0.
7. **Annual Report:** Presented by Randall Kling to approve the draft annual report that was presented and distributed at the 20 March 2021 board meeting. The board voted to approve the following motion made by the President and seconded by the Treasurer: **Approve the treasurer's annual report.** The board vote was 5 to 0.
8. **Reserve Study:** Presented by Randall Kling to use latest reserve study or perform a new reserve study. Eileen A recalled the last reserve study was done sometime around 2005 and the amount was larger, probably in the \$50,000-to-\$70,000 range; and that it was intended for road repair and rebuilding after catastrophic damage. Joel Levin recalled that sometime around 2013 or 2014, the board resolved to reduce the then reserve of around \$28,000 to \$20,000. The board voted to approve the following motion made by the Treasurer and seconded by the President: **Send welcome packets without a reserve study, explaining that one is not available; and begin including the reserve study if it is found.** The board vote was 5 to 0.
9. **Mandatory Letter to New Owners April 2021:** Presented by Barbara Crouch to to comply with Arizona law. Mr. Kling stated that the practice of sending out the welcome package had been suspended for a long, but undefined period; and that the advice of the association attorney may be helpful since that suspension violated Arizona HOA statutes. Mr. mcFarland Concurred, stating the legal advice would likely be well woth any possible cost. There was additional discussion recommending we send out packages retroactively to recent new owners, followed by a discussion of how far back to retroact. Consensus resulted in one motion and two tasks. The board voted to approve the following motion made by the President and seconded by the Treasurer: **Approve the proposed letter and attachments.** The board vote was 5 to 0.

10. **Sale Notification 10 Days Before Closing:** Presented by Randall Kling to ensure we send the mandatory information to those who recently became owners at HLR, and to those soon becoming owners at HLR. The board voted to approve the following motion made by the Treasurer and seconded by the President: ***Task the secretary to send (mail or email) the welcome package to all owners who became association members within the past 16 months.*** The board vote was 5 to 0.
11. **Assessment Procedures:** Presented by Randall Kling to implement formal policies and procedures that are more effective in serving the interests of the association and its members. The board voted to approve the following motion made by the Treasurer and seconded by the President: ***Approve draft Policies and Procedures - Assessments and task Treasurer to implement immediately.*** The board vote was 5 to 0.
12. **External Financial Review Response:** Presented by the Treasurer to comply with state law and provide members a source to help them measure their confidence in the financial operations of the association. Mr. Kling reported that the review had been completed, but no invoice had yet arrived.
13. **Internal Financial Review Response:** Presented by Randall Kling to allow the board to act on the recommendations made by the internal financial review volunteer group. Mr. Barfield and Mr. McFarland summarized the observations and recommendations of the volunteer committee as, "Do what you are supposed to do." Other board members agreed. Therefore, no resolutions were needed, excepting the need to budget for the external review.
14. **Mail Box Cluster at Legend Trail Entrance:** Presented by Randall Kling to seek a volunteer to research options acceptable to the post office, the interest level of HLR residents, costs and locations; and to report results to the board.
15. **Board Member Training:** Presented by Randall Kling to ensure the new board use available training opportunities to reduce the potential for errors or oversights.
16. **Dumpsters on Common Area:** Presented by Randall Kling to report dumpsters at the south end of Legend Trail appear to be sitting on common area (road) in violation of the CCR&Es. Mr. Kelly said his dumpster had been there a long time and had proved very convenient. He also said he could move the dumpster and comply with the CCR&Es. The board discussed that there was an extenuating circumstance in that Mr. Kelly is trying to sell his home--and Mr. Kelly agreed that the dumpster would be gone in the event of a sale. Mr. Barfield stated that the company providing the dumpsters had been contacted and in turn had contacted the individuals renting the two dumpsters. Mr. Kelly had contacted the board in response, but we have not heard from the renter of the other dumpster. Mr. Kelly identified who he believed was the renter. The board voted to approve the following motion made by the Treasurer and seconded by the Member at Large: ***Send a letter to the identified property owner allowing the temporary presence of the dumpster as is until June 30, 2021, but requiring removal from common area and compliance with CCRs (10.6 and 10.9) thereafter.*** The board vote was 3 to 2 (President - No, Vice-President - No, Secretary - Yes, Treasurer - Yes, Member at Large - Yes). The board voted to approve the following motion made by the Treasurer and seconded by the President: ***If owner 2 remains unidentified on 2 May, contact the company owning the unidentified-owner dumpster to issue a notice of trespass and demand immediate removal of the dumpster from the association's common property.*** The board vote was 5 to 0. The board voted to approve the following motion made by the Treasurer and seconded by the President: ***If owner 2 is identified by 2 May, send a letter to the property owner allowing the temporary presence of the dumpster as is until June 30, 2021, but requiring removal from common area and compliance with CCRs (10.6 and 10.9) thereafter.*** The board vote was 4 to 1 (President - Yes, Vice-President - No, Secretary - Yes, Treasurer - Yes, Member at Large - Yes).
17. **High Lonesome Road Closure:** Presented by Robert Wade Barfield to make the road unavailable to all vehicles, including ATVs and UTVs often used by hunters and mining speculators. **High Lonesome Road Closure:** Presented by Robert Wade Barfield to make the road unavailable to all vehicles, including ATVs and UTVs often used by hunters and mining speculators. The board voted to approve the following motion made by the President and seconded by the ta: ***Authorize wire to be strung across High Lonesome Road at the fence on the northern perimeter of the subdivision (using volunteer labor and donated materials).*** The board vote was 4 to 1 (President - Yes, Vice-President - Yes, Secretary - Yes, Treasurer - Yes, Member at Large - No).
18. **Online Pay Option:** Presented by Randall Kling to provide members an electronic option to pay their assessments that does not rely on USPS. Mr. Kling requested this item be deferred to a future meeting.
19. **Association Member Feedback:** Presented by Randall Kling to propose a means to give members an annual, simple and easy, low-cost survey opportunity, providing the board and committees insight into what may need additional action or attention as perceived by associaiton members. This agenda item was deferred to the May 22, 2021, board meeting due to time constraints.

5. Closing

1. **Call to Membership:** Presented by Robert Wade Barfield to provide an opportunity for members to voice concerns, observations, etc. and to present issues needing board attention. No comments offered.
2. **Call to Board Members:** Presented by Robert Wade 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. No comments offered.
3. **Review of Meeting's Tasks:** Presented by Randall Kling 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.
4. **Review of Meeting's Motions:** Presented by Randall Kling to review tasks to ensure none were missed or recorded incorrectly, and provide a last-chance opportunity to clarify if needed. No additions or corrections offered.
5. **Announce Future Events:** Presented by Barbara Crouch to announce dates, times, and locations of upcoming meetings (board and committees) and other events. Mr. Kling requested dates, times, and locations be set for the June and July 2021 board meetings. The board agreed on the dates of June 22 and July 19, 2021, both meetings to be at 1:00 PM in Schieffelin Hall.
6. **Closing Comments:** Robert Wade Barfield presented brief comments.
7. **Adjourn:** The meeting adjourned at 9:10 PM.