

**Long Meadow Ranch Property Owners Association
Draft Minutes of the Annual Meeting
November 15, 2025**

Long Meadow Ranch Property Owners Association held their Annual Meeting on Saturday, **November 15, 2025** from 10:01 am to 10:20 am. The meeting was held at the Williamson Valley Fire Department 15450 Williamson Valley Rd., Prescott, AZ.

Association members who returned ballots prior to the meeting were: Jerry Alvis, Daryl & Karen Austermiller, Ed and Susan Baxter, Lani & Bev Beach, Jerold Collings, Neil & Paula Cooperrider, EMD LLC, Gerald and Denise Estabrook, Jack & Dee Hansen, John & Abby Harbicht, Bill & Kathleen Hillebrand, Leon & Alison Hunter, Bob & Susan Krivacek, Joe & Meg Leidinger, Allen & Nadine Nel, George & Marie Price, Ben & Diana Richter, Fred & Genne Roybal, Ron & Lara Runger, John Shanholt, James & Barbara Sheehan, Clay & Wendy Stazenski, Michael & Ronda Tellam.

Members who attended the meeting in person: Daryl and Karen Austermiller, Ed & Sue Baxter, Ray Beckage, Heidi Collings, Neil & Paula Cooperrider, John & Abby Harbicht, Alison Hunter, Allen Nel, George & Marie Price, James and Barbara Sheehan.

The President, Karen Austermiller, called the meeting to order at 10:01 a.m. A quorum was present with ballots returned from 41 of the 66 parcels.

Members who attended the meeting introduced themselves.

CONSENT AGENDA

Motion to accept the Minutes of the previous Annual Meeting: Karen Austermiller announced the minutes of the last year's meeting passed.

REPORTS TO THE MEMBERSHIP:

Neil Cooperrider, presented the Financials and Assets as of 31 October 2025.

Only available to owners.

Financials as of October 31, 2025

Only available to owners.

It was noted that two of our mailboxes were replaced and the third is scheduled for this coming year.

Budget for 2026 (same as last year)

Only available to owners.

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The President, Karen Austermiller presented the Audit Report which was performed by Allison Hunter and Heidi Collings.

COMMITTEE REPORTS

Road Committee Report. Ed Baxter presented the road report. Ed highlighted the cost increases in material and hauling and indicated that this impacted the amount of new material that could be purchased each year. The roads were graded watered and rolled in May without additional material. Bar ditches were cleaned out in some areas as well. In September, the roads were regraded, watered and rolled. Further repair and cleanout of bar ditches were completed. The riverbed floor was graded to improve flood drainage. A mowing project along various community roads was also done.

Trail Committee Report: Karen Austermiller reported that various trails were mowed by community volunteers. The community entrance and mailbox area was also mowed. The trail map can be accessed on our web site at http://www.lmrpoa.org/trail_map_2022.jpg

Abby Harbicht discussed Emergency Preparedness: She suggested that those with animals should have an animal preparedness plan. She discussed LASER, which stands for Large Animal Shelters & Emergency Readiness and their website at <https://laser-shelter.org>. It is also recommended that your home inventory (videos, photos, etc.) be updated yearly. Sign up for the new County Alert System which everyone was previously notified about.

Karen Austermiller presented the Firewise presentation... The County firewise grant we received was used to support our spring and fall firewise cleanup activities. It appears there will be no 2026 firewise grant opportunity so there will be no containers available spring and fall this coming year. She also explained the work of the Firewise Committee, and highlighted each individual property owner's responsibility to maintain defensible space around their structures, especially in light of changes in the insurance industry relative to urban / wildland interface communities.

NEW BUSINESS:

The Board Election: Karen Austermiller announced the Board election results. Karen Austermiller, Allen Nel and James Sheehan were elected to 2 year terms on the Board.

Discussion:

Everyone thanked Abby Harbicht for the cookies.

Motion to Adjourn: The meeting was adjourned at 10:20 a.m.

George Price, LMRPOA Secretary