

**Long Meadow Ranch Property Owners Association
Minutes of the Annual Meeting
November 13, 2010**

Long Meadow Ranch Property Owners Association held their Annual Meeting on Saturday, **November 13, 2010** from 9:39am to 10:14 am, at the Williamson Valley Fire Department, 15450 N. Williamson Valley Rd, Prescott, Arizona 86305.

Attachment (1): Board Report to the Membership

Association members attending in person were: Terry & Kathy Bice, Marshal & Mary Carpenter, Neil & Paula Cooperrider, Jack & Delores Hansen, John Harbicht, Bill & Kathleen Hillebrand, Joe Leidinger, Steven LeMert, Bob & Sandra Leonheart, Allen Nel, George & Marie Price.

Those submitting absentee ballots (which count toward a quorum) were: Daryl & Karen Austermiller, Earl & Sherrie Beecroft, Steve & Linda Burton, Barbara Butterfield, Erin & Mike Cooperrider/Mayne, Bob & Barbara Elk, EMD LLC, Ron & Jane Estabrook, Gerald & Denise Estabrook, Bill & Betty Foley, Andrea & Terence Foster, Jim & Barbara Hix, Mark & Christine Hoefler, John & Rebecca Johnson, Mehr Investments LLC, Tom & Patty Melton, Ben & Diana Richter, Scott & Karen Robertson, Fred & Genne Roybal, Ron & Lara Runger, Clay & Wendy Stazenski, Cass Turkowski.

The President, Allen Nel, called the meeting to order at 9:39 and asked the members present to introduce themselves. A quorum was present with 23 parcels present and 28 parcels voting by absentee ballot.

CONSENT AGENDA

Motion to accept the Minutes of the previous Annual Meeting: Allen Nel moved and Paula Cooperrider seconded a motion to accept the 2009 Annual Meeting Minutes. The motion passed unanimously.

REPORTS TO THE MEMBERSHIP:

Board members presented the reports in Attachment (1).

Sue Alvis and Karen Austermiller performed the community audit this year and their report is also included in Attachment (1).

NEW BUSINESS:

Motion to approve 2010 Budget: George Price moved and Bill Hillebrand seconded a motion to approve the 2010 Budget. The motion passed with 44 votes For and 1 vote Against and 6 Abstained.

Delores Hansen tallied the ballots for the Board election. Allen Nel announced that all Board candidates were elected. The vote count was Ray Beckage with 46 votes, Neil Cooperrider with 45 votes, and Steven LeMert with 37 votes, George Price with 43 votes.

The meeting was adjourned at 10:14 a.m.

G. Price, Secretary, LMRPOA

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Attachment (1) to LMRPOA Annual Meeting Minutes

***General Membership Annual Meeting
November 13, 2010***

General

The Board holds monthly meetings on the third Saturday of each month. The agenda for each meeting is posted on the community bulletin board at least 48 hours prior to a meeting. Board meetings generally last 60 to 90 minutes. The first 20 minutes of every Board meeting is dedicated to property owner discussion or presentations if there are members who wish to avail themselves of the opportunity. The remainder of the Board meetings consist of reports from committees, discussions and authorizations of expenditures, architectural approvals, and other matters that may be brought before the Board.

The 66 parcels are owned by 49 “entities” and 39 parcels have homes constructed on them. One (1) property changed hands in the last 12 months. There is construction taking place on two (2) parcels.

The Board considered and approved permanent structures or fencing on one occasion since the last annual meeting.

Roads

Last winter saw an El Nino weather pattern which brought heavier than usual winter rains. One of these rains produced the third-most precipitation of all storms in the past 112 years causing flash flooding in the wash that runs through the community and damaging both “low water (culvert) bridges” that provide access to parts of the community. The flash flood overtopped the bridges with about 2 feet of water and caused damaged to the approaches and surfaces of the bridges. Both bridges were passable when the water receded a few hours later but it made for a pretty exciting passage.

After an emergency Board meeting with the affected community members, a volunteer group of residents (all Board members) made immediate repairs by constructing gabon baskets (large heavy gauge wire baskets containing 18" and smaller rocks) in the eroded areas and brought in road materials (stone, gravel and road base) repairing the road surface. The Board then contracted with McMains & Sons Construction to make long term improvements to the bridges which should hopefully prevent future problems. The long term improvements included 250 tons of large boulders to stabilize the bridge areas, repairing and raising the bridge railings, installing culvert drainage improvements, and extending a bar ditch, all in an effort to prevent damage to those roads and bridges from future over flowing storm waters.

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Winter rains helped identify about 6/10^{ths} of a mile of “soft” spots in the roads. These were treated with 150 tons of cut stone to stabilize these areas.

McMains & Sons were contracted to grade, water and roll the roads in August. This effort included the placement of 470 tons of materials on sections of the roads.

To summarize the road efforts to date:

- Two culverts were installed at Wildhorse Run and Buckbrush Circle
- A bar ditch on Buckbrush Circle was extended 300’
- 620+ tons of material of different types were placed on the roads
- The roads were graded using water trucks and a heavy roller once
- The low water bridges were repaired and significantly improved

Web Site

Barbara Elk continues to manage our very popular web site. Please review it when you have a chance.

Telephone and Broadband Service

Midvale Telephone Company offers landline (fiber optic) telephone and internet service. Verizon continues to be the best choice for cell phone signal. Internet service is also available via local wireless network operators Bulleri and Commspeed.

Insurance

Available to LMRPOA members only

Even though LMRPOA carries substantial liability insurance covering various liability exposures, including but not limited to, the roadway easements, equestrian trail easements, and utility easements, the Board suggests that you talk with your homeowner's insurance agent to confirm that you have adequate liability coverage to your satisfaction regarding any easements on your Long Meadow property (vacant or built upon).

Financials

Available to LMRPOA members only.

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Audit Report

**CERTIFICATION STATEMENT OF
FINANCIAL BOOKS AND RECORDS**

We, the undersigned, have reviewed the financial books and records of Long Meadow Ranch Property Owners Association (LMRPOA) for the period of October 2009 through September 2010.

We, the undersigned, certify that the LMRPOA's financial books and records for said period are true and accurate to the best of our belief and knowledge, and that said books and records have been prepared in accordance with generally accepted accounting principles.

We, the undersigned, certify that the Income/Expense Statement and Balance Sheet for said period accurately reflects the LMRPOA's financial condition as of 10/07/2010.

Karen Austermiller
Karen Austermiller, Lot 48

Sue Alvis
Sue Alvis, Lot 54