

**Long Meadow Ranch Property Owners Association  
Minutes of the Annual Meeting  
November 15, 2008**

**Long Meadow Ranch Property Owners Association** held its Annual Meeting on Saturday, **November 15, 2008** from 9:20am to 9:45 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: Daryl & Karen Austermiller, Ed & Sue Baxter, Terry Bice, Les & Nancy Campbell, Neil & Paula Cooperrider, Bob & Barbara Elk, Jack & Dee Hansen, Jim & Barbara Hix, Fred Hughes, Kris Jamsa, Bob Leonheart, Joe Leidinger, Tom Melton, Allen & Nadine Nel, George & Marie Price, Ben Richter.

Those submitting absentee ballots (which count toward a quorum) were: Beckage/Frost, Barbara Butterfield, Marshal & Mary Carpenter, Cooperrider/Mayne, Paul & Claudia Critchfield, EMD LLC, Ron & Jane Estabrook, Gerald & Denise Estabrook, Andrea & Terence Foster, Pat & Sara Grimes, Bill and Kathleen Hillebrand, Mark and Christine Hofer, Scott & Karen Robertson, Fred & Genne Roybal, Ron & Lara Runger, Clay & Wendy Stazenski, Vanesian/Burton.

The President, George Price, called the meeting to order at 9:20 and asked the members present to introduce themselves. A quorum was present with 26 parcels present and 21 parcels voting by absentee ballot.

**REPORTS TO THE MEMBERSHIP:**

Board members presented the reports in Attachment (1).

Fred Hughes and Sue Alvis were the audit committee this year and their report is also included in Attachment (1).

**NEW BUSINESS:**

***Motion to approve the Minutes of the previous Annual Meeting:*** Barbara Elk moved and Marie Price seconded a motion to except the 2007 Annual Meeting Minutes. The motion passed with 43 votes For and 4 votes Against..

***Motion to approve 2008 Budget:*** Fred Hughes moved and Marie Price seconded a motion to approve the 2009 Budget. The motion passed with 41 votes For and 6 votes Against.

Allen Nel and Bob Elk tallied the ballots for the Board election and presented the results. All Board candidates were elected. The vote count was Beckage with 45 votes For and 2 Against, Cooperrider with 45 votes For and 2 Against, Hughes with 44 votes For and 3 Against, and Price with 43 votes For and 4 Against.

There was a general discussion of community issues and the meeting was adjourned at 9:45 am.

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**Attachment (1) to 2008 LMRPOA Annual Meeting Minutes**

**Board Report to the Membership  
*November 15, 2008 Annual Meeting***

**General**

The Board holds monthly meetings on the third Saturday of the month. The agenda for each meeting is posted on the community bulletin board at least 48 hours prior to a meeting. Board meetings tended to 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 52 "entities" and 37 have homes constructed on them. Seven (7) properties changed hands in the last 12 months. Two homes are under construction.

The Board considered and approved permanent structures or fencing on seven (7) occasions since the last annual meeting.

The CC&R's were amended this year. This amendment requires a majority vote of the property owners to levy a special assessment except if the Board declares an emergency in which case a special assessment can be levied by the Board in an amount not greater than the annual dues for that year.

**Roads**

All the roads were graded and rolled in December 2007 and then touched up in February 2008 by Thunderridge. In April, Frontier Excavation graded all the roads with water and rolling. At that time 406 tons of material was added in several spots. The culvert on Stephens was repaired by a community work party in July. Wildhorse was graded and the ditches pulled in August. A grading for the rest of the community (with water and rolling) is currently being scheduled by the road committee.

**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 has completed installation of underground fiber optic cable in the community. They now offer telephone and internet service. Alltel continues to be the best choice for cell phone signal. Internet service is also available via local wireless network operators Bulleri and Commspeed.

**Insurance**

LMRPOA carries the following insurance coverage through Auto Owners Insurance Company, Zurich Insurance Company, and CNA Insurance Company:

Details available to 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 NOVEMBER 1, 2007 through August 31, 2008.

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 SEPTEMBER 23, 2008.

  
\_\_\_\_\_  
Fred Hughes, Lot 26

  
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Sue Alvis, Lot 54

**Financials Jan. 2008 to Nov. 2008**  
Available to members only