

**Long Meadow Ranch Property Owners Association
Minutes of the Annual Meeting
November 10, 2012**

Long Meadow Ranch Property Owners Association held their Annual Meeting on Saturday, **November 10, 2012** from 9:16 am to 9:50 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: Ed & Sue Baxter, Lani Beach, Ray Beckage, Marshal & Mary Carpenter, Neil & Paula Cooperrider, Jack & Delores Hansen, John Harbicht, Bill & Kathleen Hillebrand, Bob Leonheart, Tom MacDonald, Allen & Nadine Nel, George & Marie Price.

Those submitting absentee ballots (which count toward a quorum) were Daryl & Karen Austermiller, Casey & Wendy Buitenhuis, Steve & Linda Burton, Barbara Butterfield, Erin & Mike Cooperrider/Mayne, Larry & Denise Darr, Bob & Barbara Elk, Gerald & Denise Estabrook, Bill & Betty Foley, Patrick & Sara Grimes, Mark & Christine Hoefler, Joe & Meg Leidinger, Mehr Investments, Ben & Diana Richter, Fred & Genne Roybal, Ronald & Lara Runger, and Cass Turkowski.

The President, Allen Nel, called the meeting to order at 9:16 am. A quorum was present with 28 parcels present and 18 parcels voting by absentee ballot.

Introduction of Members: Those present introduced themselves.

CONSENT AGENDA

Motion to accept the Minutes of the previous Annual Meeting: Neil Cooperrider moved and Jack Hansen seconded a motion to accept the 2011 Annual Meeting Minutes. The motion passed with 45 votes For and 1 Against.

REPORTS TO THE MEMBERSHIP:

Board members presented and answered questions about the reports in Attachment (1).

Sue Baxter and Meg Leidinger performed the community audit this year and their report is included in Attachment (1).

NEW BUSINESS:

Motion to approve 2012 Budget: Marie Price moved and Marshal Carpenter seconded a motion to approve the 2012 Budget. The motion passed with 46 votes For and 0 votes Against.

Lani Beach and Tom MacDonald tallied the ballots for the Board election. Allen Nel announced that all Board candidates were elected. The vote count was Ray Beckage 42 votes, Neil Cooperrider with 43 votes, Steven LeMert with 41 votes, George Price with 40 votes.

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Discussion:

Sue Baxter thanked Lani Beach for re-painting community signs and indicated that the new No Trespassing signs were working to keep hunters off the roads.

Marshal Carpenter and Jack Hansen indicated that we still have a problem with people driving too fast on the community roads.

The meeting was adjourned at 9:50 a.m.

Board of Directors Report to the Membership

***Attachment (1) to General Membership Annual Meeting
November 10, 2012***

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 46 “entities” and 39 parcels have homes constructed on them. Five (5) property changed hands in the last 12 months. There is construction taking place on one (1) parcel.

The Board considered and approved secondary structures or fencing on nine occasions since the last annual meeting.

Roads

This year we had a strong monsoon season with approximately 12” of rain as of this writing. The roads held up well in the monsoon rains easy.

McMains & Sons were contracted to grade, water and roll the roads in July. This effort included the placement of 1734 tons of material on the roads and the roads watered, graded and rolled. About 800 tons of material was placed on Stephens and Walking Y. The remainder was placed on Long Meadow and N. Antelope.

It is anticipated that additional drainage and ditch work will be performed in the late fall.

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Trials

The trail committee, headed by the Austermillers, was very active this year. Gates were installed and about a mile of trail was opened on the east side of the community by removing and reinstalling fencing.

Web Site

Barbara Elk retired as the web site manager and George Price has taken over the job. Check out the new site. There are lots of community pictures. <http://www.lmrpoa.org>

CC&R Ballot

The Board spent a good deal of time last year attempting to clean up and clarify the CC&R's. However, it appears that we tried to do too much too fast. Mea Culpa. There were not sufficient Ballot returns to have any of the changes approved.

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 Bolt and Commspeed.

Insurance

Insurance coverage available to members only

Financials

Financials available to members only.

Audit Report

Available to members only.