

**Long Meadow Ranch Property Owners Association
DRAFT Minutes of the Annual Meeting
November 12, 2011**

Long Meadow Ranch Property Owners Association held their Annual Meeting on Saturday, **November 12, 2011** from 9:21 am to 10:37 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 and Karen Austermiller, Lani Beach, Ray Beckage, Marshal & Mary Carpenter, Neil & Paula Cooperrider, Jerry Estabrook, Jack & Delores Hansen, John Harbicht, Steven LeMert, Bob & Sandra Leonheart, Allen and Nadine Nel, and Ben Richter.

Those submitting absentee ballots (which count toward a quorum) were Ed and Susan Baxter, Terry and Kathleen Bice, Steve and Linda Burton, Barbara Butterfield, Erin and Mike Cooperrider/Mayne, Paul and Claudia Critchfield, Bob & Barbara Elk, John and Kathy Glimpse, Patrick and Sara Grimes, Michael and Fay Hays, Bill and Kathleen Hillebrand, Jim & Barbara Hix, Mark & Christine Hoefler, Kris and Debbie Jamsa, Joe and Meg Leidinger, Tom and Patty Melton, George & Marie Price, Scott & Karen Robertson, Fred & Genne Roybal, Ronald and Lara Runger, and Cass Turkowski.

The President, Allen Nel, called the meeting to order at 9:21 am. A quorum was present with 28 parcels present and 23 parcels voting by absentee ballot.

CONSENT AGENDA

Motion to accept the Minutes of the previous Annual Meeting: Jack Hansen moved and Ben Richter seconded a motion to accept the 2010 Annual Meeting Minutes. The motion passed with 48 For and no Against votes.

REPORTS TO THE MEMBERSHIP:

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

Nadine Smith-Nel and Lani Beach performed the community audit this year and their report is also included in Attachment (1).

NEW BUSINESS:

Motion to approve 2011 Budget: Lani Beach moved and Bob Leonheart seconded a motion to approve the 2011 Budget. The motion passed with 51 votes For and 0 votes Against.

Paula Cooperrider and Steven LeMert tallied the ballots for the Board election. Allen Nel announced that all Board candidates were elected. The vote count was Daryl Austermiller with 47 votes, Lani Beach with 44 votes, and Jack Hansen with 49 votes, Allen Nel with 47 votes.

The meeting was adjourned at 10:37 a.m.

**Long Meadow Ranch Property Owners Association
DRAFT Minutes of the Annual Meeting
November 12, 2011
Board of Directors Report to the Membership**

***General Membership Annual Meeting
November 12, 2011***

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 secondary structures or fencing on seven occasions since the last annual meeting.

Roads

This year we only had between 8" and 9" of rain as of this writing. Not good news for the plants but relatively easy on the roads.

The road committee performed soil testing on several road materials in order to select the material to be used this year.

The roads were graded and some ditch work performed in May by T&H contracting.

McMains & Sons were contracted to grade, water and roll the roads in August. This effort included the placement of 1859 tons of materials on sections of the roads.

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

Trials

The trail committee, headed by the Austermillers, was very active this year. Gates were installed and additional trial easements were acquired in order to improve the overall trail plan.

Web Site

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

CC&R Ballot

The Board spent a good deal of time this year attempting to clean up and clarify the CC&R's. If you haven't taken the time to review and return the ballot, please do so. The Board feels that having an easier to read and relevant set of CC&R's is a big plus for the community.

**Long Meadow Ranch Property Owners Association
DRAFT Minutes of the Annual Meeting
November 12, 2011**

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

Long Meadow Ranch POA-Profit & Loss Budget Performance, September 2011

Available to LMRPOA Members only

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 1, 2010 through September 30, 2011.

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 30, 2011.



Nadine Nel, Lot #18



Lari Beach, Lot #8