

**Long Meadow Ranch Property Owners Association
Draft Minutes of the Annual Meeting
November 17, 2018**

Long Meadow Ranch Property Owners Association held their Annual Meeting on Saturday, **November 17, 2018** from 9:12 am to 10:01 am at the Williamson Valley Fire Department, 15450 N. Williamson Valley Rd, Prescott, Arizona 86305.

Association members attending in person were: Daryl & Karen Austermiller, Ed & Sue Baxter, Ray Beckage, Barbara Butterfield, Neil & Paula Cooperrider, Jack & Delores Hansen, John Harbicht, Care Heller, Bill & Kathleen Hillebrand, Donna & Steven LeMert, Bob & Saundra Leonheart, George & Marie Price, Ben & Diana Richter, Jim & Barbara Sheehan.

Those submitting absentee ballots (which count toward a quorum) were Steven & Linda Burton, Bill Cogar, Gerald Collings, Gerald & Denise Estabrook, John & Kathy Glimpse, Patrick & Sarah Grimes, Lisa Guinn, Mark & Kristine Hoefer, Joe & Meg Leidinger, Tom & Judy MacDonald, Mehr Investments, Allen Nel, Scott & Karen Robertson, Fred & Genne Roybal, Ron & Lara Runger, Michael and Ronda Tellam.

The President, John Harbicht, called the meeting to order at 9:12 am. A quorum was present with 16 parcels present and 37 parcels voting by absentee ballot.

Introduction of Members and Guests: Those present introduced themselves.

CONSENT AGENDA

Motion to accept the Minutes of the previous Annual Meeting: Jack Hansen moved and Ben Richter seconded a motion to accept the 2017 Annual Meeting Minutes. The motion passed unanimously.

REPORTS TO THE MEMBERSHIP:

Neil Cooperrider presented the Financials and Assets as of 31 October 2018 and noted that the funds in the Trail Fund account are from donations, not from annual dues.

Financials are available to members only

John Harbicht presented the results of the yearly audit which was completed by Susan Baxter and Ben Richter.

Jack Hansen presented the road report and thanked all the members of the road committee and community that have participated in the road improvement program. The originally scheduled road grading in the spring was postponed because of equipment unavailability and extremely dry conditions. In early August, 937 tons of material was placed on the roads and they were watered, graded and rolled. Scheduled drainage work was postponed to perform repairs to the low water crossings twice after monsoon related flash floods. There is currently a lot of construction in the Prescott area and this is causing price increases (materials, labor, equipment) and scheduling issues for the road committee to deal with. Additionally, the Board investigated possible improvements to

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the low water crossings to increase durability and lower long term maintenance costs and concluded that no major investment will be made in the near future due to cost. The Board has concluded that if we are to maintain our rolling 5 year road maintenance plan, an increase in yearly dues will be needed.

The need for dues increase was questioned since all the road funds were not yet expended for the year. The road committee explained that they held off on some road work because of uncertainty about what if any costs the Board would authorize for the low water crossings. Since the Board has deferred that issue this year, the road committee is back to attempting to complete the scheduled road work for the year which includes grading, and drainage maintenance.

It was noted the washboard was getting pretty bad on Long Meadow and Antelope Run. The Road Committee indicated that grading would be scheduled as soon as the equipment was available. They pointed out that dry grading just makes things worse and that grading in a desert climate requires the scheduling of water trucks and a roller as well as the grader.

The need to improve the low water crossings was questioned as they only flood occasionally. Steven LeMert pointed out there had been a medical emergency during one of the floods.

The road committee concluded by repeating that this was an unusually difficult year for road work, but next year's efforts should prove more effective with additional budget.

Karen Austermiller presented the Firewise presentation. She explained the work of the Firewise Committee, the meetings they had with the national Firewise Organization, the large refuse containers made available this year, 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. It was also noted that everyone should sign up for CodeRed through the Yavapai County Sheriff website to be informed of any fires or natural disasters requiring evacuations.

NEW BUSINESS:

John Harbicht presented the proposed 2019 budget (below) with the dues increased to \$700.

Motion to approve 2019 Budget: Steven LeMert and Jim Sheehan (the vote counters this year) announced there were 42 votes for and 11 votes against the proposed budget. The motion passed.

Proposed 2018 LMRPOA Budget

Available to members only

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Jim Sheehan and Steve LeMert tallied the ballots. Steve announced that Ed Baxter, Ray Beckage, Neil Cooperrider, and George Price were elected to the Board for 2 year terms.

Discussion:

The general discussion took place during the Road Report and concerned roads maintenance and the dues increase.

Thanks to Dee & Jack Hansen for bringing the refreshments. Everyone indicated a desire to head for the refreshment table.

Motion to Adjourn: The meeting was adjourned at 10:01 am.

George Price, LMRPOA Secretary