

Long Meadow Ranch Property Owners Association
Minutes of the Annual Meeting
November 17, 2007

Long Meadow Ranch Property Owners Association held its Annual Meeting on Saturday, **November 17, 2007** from 9:00am to 12:00 pm, at The Phippen Museum, 4701 N US Highway 89, Prescott, Arizona 86305.

Attachment (1): Board Report to the Membership

Attachment (2): Audit Report

Association members attending in person were: Sue Alvis, Daryl and Karen Austermiller, Ed and Sue Baxter, Ray Beckage, Terry and Kathleen Bice, Wendy Buitenhuis, Les and Nancy Campbell, Neil Cooperrider, Bob & Barbara Elk, Jack & Dee Hansen, Cary Heller, Jim Hix, Fred Hughes, Steven LeMert, Robert & Saundra Leonheart, Allen Nel, George & Marie Price.

Those submitting absentee ballots (which count toward a quorum) were: Earl and Sherrie Beecroft, Barbara Butterfield, Marshal and Mary Carpenter, Ron & Jane Estabrook, Gerald and Denise Estabrook, Bill and Betty Foley, John Harbicht and Abby Areinoff, Mike and Fay Hays, Bill and Kathleen Hillebrand, Mark and Christine Hoefer, Kris and Debbie Jamsa, Meg & Joe Leidinger, Ed and Carolyn Novotny, Ben and Diana Richter, The Clark Street Warehouse (Richard Vallee), Steve Burton.

Those members who had signed proxies on file were: Erin Cooperrider & Mike Mayne, Tim Emberlin, and Scott & Karen Robertson

The President, George Price, called the meeting to order at 9:10 and asked the members present to introduce themselves. A quorum was present with 26 parcels voting by absentee ballot or proxy and 21 parcels present at the meeting.

REPORTS TO THE MEMBERSHIP:

Board members presented the reports in Attachment (1).

Allen Nel and Joe Leidinger were the audit committee this year and their report is Attachment (2).

NEW BUSINESS:

Motion to approve the Minutes of the previous Annual Meeting: Steven LeMert **moved that the minutes of the 2006 annual meeting minutes be approved.** Fred Hughes seconded the motion. The motion passed with one vote against.

Motion to approve 2007 Budget: Steven LeMert **moved that the 2008 Budget as sent out to the membership be approved.** Barbara Elk seconded the motion. The motion passed with 3 votes against.

The President called for a Coffee Break.

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The meeting resumed with a presentation by Midvale Telephone Company Representatives Dennis Farrington, the AZ Operations Manager and Jack Maloney, the Midvale Exchange Manager. The presentation and questions and answers took 30 minutes.

Election of Board Members

The members counting the votes (Bob Elk and Jim Hix) presented the President with their vote count. George Price announced the results. Election to the Board requires that the majority of voting parcels vote FOR the candidate. Daryl Austermiller, Jack Hansen and Allen Nel were elected to the Board for the two-year term 2008-2009. There were 47 voting parcels and the vote count was as follows: Daryl Austermiller 34 FOR, Jack Hansen 38 FOR, Allen Nel 42 FOR, and Steven LeMert 20 FOR. The three new Board members will join Ray Beckage, Neil Cooperrider, Care Heller, Jim Hix, and George Price who have one more year to serve.

The motion was made to adjourn and the motion was seconded and passed unanimously. The meeting adjourned at 10:40 am.

George Price

Attachments (1) and (2)

Board Report to the Membership
November 17, 2007

Background

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

The 66 parcels are owned by 54 "entities" and 35 have homes constructed on them. Six (6) properties changed hands in the last 12 months. Three homes are under construction.

The Board considered and approved permanent structures or fencing for six (6) properties.

Roads

TRP was the contractor we used in 2006. In December, just before they were going to start work on our roads, they informed us they would no longer be doing business in Arizona. This delayed some planned roadwork until March when the "ditches were pulled". This generally isn't a popular event but it is needed road maintenance that insures proper water drainage from the roads.

The roads were graded and material added in August. While this work was going on there was a significant rain event on Granite Mountain, which caused flash flooding on the south side of the

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community, and several properties became waterfront properties for a short period of time. Water flooded Tonto Rd for a few hours and damaged the approaches to the culvert bridge on West Long Meadow Rd. Since we had work ongoing we were able to quickly have the damage repaired. During this period the roads were graded lightly and 549 tons of material was applied.

In September we were fortunate to have an inch of rain and arranged for a contractor to begin roadwork the next day. This contractor graded and rolled the roads and put an additional 24 tons of material by the mailboxes.

We were informed this year that the community's source of water for roadwork from the fire department was no longer available due to a contract dispute with their supplier. This issue is being worked.

Treasurer's Report

Available to members only

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 is currently installing underground fiber optic cable in the community. Until they complete their work we are still dependent on cell service for telephone and Commspeed or satellite systems for internet service. Alltel had intermittent outages on their cell phone tower on Sullivan Butte in October and November but at the urging of Ray Beckage they have found and resolved the problem.

Insurance

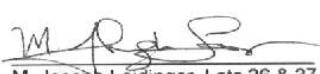
The Board continues to carry General Liability, Directors and Officers Liability, and Workman's Comprehensive Insurance.

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, 2006 through October 31, 2007.

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 October 31, 2007.


M. Joseph Leidinger, Lots 36 & 37
13720 North Tonto Road


Allen G. Nel, Lots 18 & 19
12300 North Tonto Road