

**Long Meadow Ranch Property Owners Association
DRAFT Minutes of the Annual Meeting
November 14, 2009**

Long Meadow Ranch Property Owners Association held their Annual Meeting on Saturday, **November 14, 2009** from 9:10am 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: Daryl Austermiller, Terry Bice, Wendy Buitenhuis, Marshal & Mary Carpenter, Neil & Paula Cooperrider, Jack & Dee Hansen, Bill & Kathleen Hillebrand, Joe Leidinger, Steven LeMert, Bob Leonheart, Tom & Patty Melton, Allen & Nadine Nel, George & Marie Price.

Those submitting absentee ballots (which count toward a quorum) were: Beckage/Frost, Barbara Butterfield, Les & Nancy Campbell, Cooperrider/Mayne, Bob & Barbara Elk, EMD LLC, Ron & Jane Estabrook, Gerald & Denise Estabrook, Pat & Sara Grimes, John & Abby Harbicht, Jim & Barbara Hix, Mark & Christine Hoefler, John & Becky Johnson, Ed & Carolyn Novotny, Ben & Diana Richter, Scott & Karen Robertson, Ron & Lara Runger.

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 24 parcels present and 22 parcels voting by absentee ballot.

REPORTS TO THE MEMBERSHIP:

Board members presented the reports in Attachment (1).

Susan Baxter and Steven LeMert performed the community audit this year and their report is also included in Attachment (1).

NEW BUSINESS:

Motion to accept the Minutes of the previous Annual Meeting: Steven LeMert moved and Bill Hillebrand seconded a motion to accept the 2008 Annual Meeting Minutes. The motion passed unanimously.

Motion to approve 2010 Budget: Jack Hansen moved and Patty Melton seconded a motion to approve the 2010 Budget. The motion passed with 32 votes For and 14 votes Against.

Marie Price and Paula Cooperrider tallied the ballots for the Board election. All Board candidates were elected. The vote count was Daryl Austermiller with 37 votes For, Jack Hansen with 41 votes For, and Allen Nel with 43 votes For.

There was a general discussion of community issues and the meeting was adjourned at 9:50 am.

G. Price, Secretary, LMRPOA

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**Board Report to the Membership
*November 14, 2009 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 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 38 have homes constructed on them. Three (3) properties changed hands in the last 12 months. There is construction taking place on three parcels.

The Board considered and approved permanent structures or fencing on four (4) occasions since the last annual meeting.

The Board accepted with regret the resignation of Fred Hughes from the Board (due to sale of property) and voted to select Steven LeMert to replace him.

Roads

This year the Road Committee made a major effort to solve a number of drainage issues throughout the community. Seven new culverts were installed where we have experienced storm water overflowing the roads or excessive water accumulation in the bar ditch next to the roadway. Five of these culverts were on West Long Meadow, one on North Antelope Run, and another on Walking “Y”. Additionally, two culvert areas along North Antelope Run required extensive contouring of the surrounding private property, graciously allowed by the Jamsas (Lot 11) and Stazenskis (Lot 12), to insure that water would flow, since the original culverts were installed lower than the surrounding property.

A number of our existing culverts were either damaged or were improperly installed by the developer. Repairs were made to the ends of many of the existing culverts that had been driven over and crushed. The eight culverts along Stephens (originally installed by the developer) never worked properly because the surrounding property to the north (the original Long Meadow Ranch) was higher than the culvert ends and water would not flow. Extensive re-contouring of that surrounding private property (with permission of the Puntennys, the original Long Meadow Ranch owners) was undertaken and we believe the problem is now solved. The mail box area culverts were repaired and extended. Large stones were placed to protect the culvert ends in the driveway areas at the mailboxes.

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Most of the bar ditches along the roads were evaluated and or surveyed, then bladed to the proper depth to insure the best possible water flow. This remediation effort will be on-going, but will diminish over time, as we systematically rectify the original bar ditch grading in conjunction with existing and new culvert installations.

All the roads were graded, watered and rolled in October 2008. Elite Excavation had their equipment in the community for most of the summer and was able to perform light grading of the roads when we had rain. (Note: this was a very dry year). The roads were extensively re-crowned, graded, watered, and rolled in September 2009.

A gracious member of the community, the Stazenskis (Lot 12), donated decorative boulders that were placed at the entrance sign to the community by the mailboxes.

The Road Committee would like to express their appreciation to the various property owners who have cooperated with us on the above endeavors, and wish to thank those who have either installed or extended their own private driveway entrance culverts.

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 offers landline (fiber) telephone and internet service. Alltel/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 members only

Financials

Available to members only

Audit Report

Available to members only