

**Long Meadow Ranch Property Owners Association  
Minutes of the Annual Meeting  
November 16, 2013**

**Long Meadow Ranch Property Owners Association** held their Annual Meeting on Saturday, **November 16, 2013** from 10:05 am to 11:25 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 & Bev Beach, Ray Beckage, Les & Nancy Campbell, Neil Cooperrider, Jack & Delores Hansen, Bill & Kathleen Hillebrand, Steven LeMert, Bob Leonheart, Tom MacDonald , Allen & Nadine Nel, George Price.

Those submitting absentee ballots (which count toward a quorum) were Daryl & Karen Austermiller, Barbara Butterfield, Marshal & Mary Carpenter, Erin & Mike Cooperrider/Mayne, Bob & Barbara Elk, Patrick & Sarah Grimes, John and Abbey Harbicht, Mark & Kristine Hoefler, Joe & Meg Leidinger, Mehr Investments, Ben & Diana Richter, Scott & Karen Robertson, Ronald & Lara Runger.

Guests: Gary Roydson (PAWUIC speaker), Kenny & Lisa Williams (residing at 13318 N. Walking Y), Sean Kaufman (WVFD firefighter), Shawn Smith (WVFD firefighter)

The President, Lani Beach, called the meeting to order at 10:05 am. A quorum was present with 27 parcels present and 19 parcels voting by absentee ballot.

Introduction of Members and Guests: Those present introduced themselves.

Neil Cooperider introduced Gary Roysdon and the firewise committee for LMR which is Neil, Steven LeMert and Shaun Kaufman from the WVFD. Gary Roydson then presented a video on the DOCE fire which came within 6 miles of the community and a 15 minute video on how home fires start in a wildland setting. Turns out “firebrands” which can blow quite a distance are the main culprit. He then discussed “firewise” communities and the role of PAWUIC.

- PAWUIC (a quasi government organization) and now has 25 firewise communities.
- Grants that are available require that you have applied to become or are a firewise community. Grants can be 50/50, 90/10, or 100% grants.

## **CONSENT AGENDA**

***Motion to accept the Minutes of the previous Annual Meeting:*** Steven LeMert moved and Bill Hillebrand seconded a motion to accept the 2012 Annual Meeting Minutes. The motion passed unanimously.

## **REPORTS TO THE MEMBERSHIP:**

Lani Beach reported for the CC&R Committee which consisted of Jerry Alvis, Barbara Butterfield, Bill Foley, Donna LeMert, and Lani Beach. They spent approximately 10

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hours reviewing the CC&R's and suggesting changes. The result has been reviewed by a lawyer and the LMRPOA Board will perform a final review before the recommended changes are sent to the membership in early 2014.

Neil Cooperrider presented the financials and the proposed budget and Jack Hansen presented the Road Committee report. See Attachment (1).

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

**NEW BUSINESS:**

***Motion to approve 2014 Budget:*** Jack Hansen moved and Steven LeMert seconded a motion to approve the 2014 Budget (same as last year). The motion passed unanimously.

George Price and Tom MacDonald tallied the ballots for the Board election. Tom announced that all Board candidates were elected. The vote count was Daryl Austermiller 44 votes, Lani Beach 42 votes, Jack Hansen 45 votes, Allen Nel 45 votes.

**Discussion:**

Bill Hillebrand thanked all the community volunteers for their efforts.

The meeting was adjourned at 11.25 a.m.

**Board of Directors Report to the Membership**

***Attachment (1) to General Membership Annual Meeting  
November 16, 2013***

**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 beginning 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. There is construction taking place on two (2) parcels. The Board considered and approved secondary structures or fencing on three occasions since the last annual meeting.

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We had a front row seat for the DOCE Fire this spring which came within 6 miles of the community. This has prompted the Board to investigate options that would provide additional protection to the community in the event of fires in the surrounding National Forest.

**Weather**

This year was a better than average year for rain. We had approximately 14" to date with about 10" of that falling during the monsoon season. This gave us a very green summer...with lots of grasshoppers. The wash that runs through the community overflowed once providing the Nel's and Beach's with waterfront property briefly. The culvert bridge overflowed briefly but the damage was minimal because of the remedial work performed on the bridge the last time it flooded in 2010.

**Roads**

This July the roads were graded, watered, rolled and 2000 tons of material was placed on the roads. This completed a program to place the new improved material (the pink stuff) on all LMR roads. We will now be on a material replacement schedule that should hit all roads every 4 or 5 years.

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

**Trails**

The trail committee, headed by the Austermillers, was very active this year. The trail on the east side of the community was completed this year and the west side trail is scheduled for work (brush clearing and widening) this fall.

**CC&R Changes**

A new and improved CC&R committee has just completed several months of meetings and has suggested a set of changes to the CC&R's. This will be discussed at the annual meeting and a ballot will be prepared after the meeting.

**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**

Available to members only.

**Financials**

Available to members only

**Assets**

Available to members only

**Audit Report**

Available to members only