1. Meeting called to order.

2. A quorum was established with Board Members Doug Cassidy, Mark Lang, Elliott Davis and Kathy Bond. Absent was board Member Derek Carnes.

3. President Doug Cassidy gave an overall review of what the Board of Directors had been doing since the last quarterly meeting on August 24, 2016.

4. Treasurer’s Report:
   Due to the seizing of bank records and computers a financial statement cannot be presented. A statement from October 1, 2016 thru October 31, 2016 was presented. As of this date proper paperwork has been filed with the Corporate Commission to release us from Liberty Management. Doug Cassidy and Mark Lang are now authorized to sign checks for the payment of bills that are due. The Board will review past bank records to determine if an audit should be conducted. At this time a Forensic Audit may cost more than what the Association has on hand.

5. A motion by Mark Lang to approve the minutes from August 24, 2016 was made, Elliot Davis seconded, motion passed. Minutes approved.

6. Discussion ensued regarding the annual dues. A motion by Doug Cassidy was made to keep the annual due at the same amount for the 2017 year and to move the due date this year to March 1, 2017. Mark Lang seconded, motion passed.

7. The Budget for 2017 may be presented at the next Annual Meeting on January 10, 2017
8. Old Business
   a. Discussion was made regarding the damage at 8350 Covered Wagon Trail. Doug Cassidy contacted a couple asphalt companies for quotes on repairs. Neither company would give a quote for repair as the road is not able to be repaired without tearing it up and redoing it properly. The Board is going to meet, at a later date, with the homeowner/builder in regards to repair costs. It was noted that additional building at the southern border of the complex increased the original damage to the road.

   b. Discussion ensued regarding road repair in the Lonesome Valley Development.

   c. There was discussion regarding the fine for violation of construction times on Buffalo Hill. A notice was sent to homeowner but due to the situation at Liberty Management the Board decided to re-issue the notice stating the fine amount and the time they have to respond to the Board. It was also made known to the members present that all violations that they see should be reported to Christine Miles @ 928-443-8545. Any violations that are seen before 9:00am should be reported to the President, Doug Cassidy, at 928-202-2867. Members should still contact Christine Miles at 9:00am and advise her that they contacted Doug Cassidy.

   d. Doug Cassidy advised all present that the water tower located at 8350 Covered Wagon Trail has been reported to the County for violations. It was also noted that the ARC approval of the water tower was not approved by this Board but by a past one that put forth conditions that have not been met. The Board will revisit rules on future water towers.

   e. The Billboard that was purchased by the Association will be installed on
a Southern side easement that runs parallel with Pronghorn Rd at Grass Valley. Arrangements by the Board will be made with Contractor Mark Miller regarding costs and time of installation.

9. New Business

a. Discussion ensued regarding the hiring of a new management company. It was noted that Christine Miles agreed to help this Board continue to function smoothly on a month to month basis until such new arrangements could be made. The Board wanted input from members present in regards to continuing with Christine Miles; Pine Tree Prescott, her own management company. A motion was made by Doug Cassidy to retain Christine Miles; Pine Tree Prescott, at a $325 per month fee for a period of one year. Elliot seconded, motion passed. It was also noted that should Christine merge with another management company she will notify us of the change.

b. Regarding past-due accounts. It was decided at the last quarterly meeting that the Liberty Management would pursue the three most past due accounts by taking them to small claims court. Christine reported that letters were sent out to the three land owners resulting in payment of one past due. The Board will pursue further action.

c. Cravath Whole Life Communities LLC a new development to the north of Lonesome Valley. Doug Cassidy gave an update of what the owner, David Cravath, is planning to do with his property. Mr. Cravath advised that the trailer will be there for approximately one year and they will be building a gravel road/easement that runs along the north end of the State Trust Land North of Morningstar. That road would be used for construction vehicles so they wouldn’t use Pronghorn.
d. Architectural Review Committee: General information was given to present members as to the responsibilities and duties of the ARC committee. There are three members, one Board member and two appointees/volunteers. The Board asked for a volunteer and Association Member Ken Robinson volunteered. Doug Cassidy motioned to appoint Ken Robinson to the ARC Committee, Mark Lang seconded, motion passed.

e. Open forum: It was noted that once the un-approved minutes are reviewed by the Board they will be posted on our website:
lonesomevalleyhoa@wordpress.com

f. Mark Lang made a motion to adjourn meeting, Doug seconded, meeting adjourned. Note: A date for the next Quarterly Meeting was not made.