

MINUTES

Lake Patagonia Property Owners Association B
Annual Membership Meeting
10:00 am
November 1, 2014
Windsong Leadership Center
237 Lado de Loma Drive.

- 1) CALL TO ORDER: President Bo Newcomb called the meeting to order at 10:55 AM. Present were Kitty Roberts, Jerry Roberts, Erin Blanding, Jean Miller, Shane Heywood, Janice Johnson, Robert Noon, Larry England, Winona Lamphere, Claudia Campos, Avril Forest, Bill Forest, Roger Armstrong, Sonia Maxwell, Anna Schmierer, Liz Collier, Curtis Collier, Bo Newcomb
- 2) DETERMINE IF THERE IS A QUORUM: Collier determined there was a quorum for the meeting.
- 3) APPROVAL OF MINUTES OF PREVIOUS MEETING: Newcomb asked for a motion to approve the minutes from last year's meeting. Avril Forest made a motion to accept the minutes from the meeting of November 2, 2013; Winona Lamphere seconded the motion; there was no discussion; a vote was taken and passed unanimously.
- 4) TREASURER'S REPORT: Claudia Campos gave the treasurer's report. There was \$12,695 in income during this year and \$3404.85 in expenses this year; the balance in the account 11/01/14 is 34,432.48. This year's expenses include income taxes, road maintenance, Property Owner's Association insurance and road safety signs. Curt Collier made a motion to accept the Treasurer's Report, Avril Forest seconded the motion; there was no discussion and a vote was taken and passed unanimously. Bo Newcomb stated that Campos has resigned from the Treasurer's position and thanked her for her service for the last 2 years.
- 5) OLD BUSINESS
 - A. Road Conditions Update: Collier gave an update on the roads. Monsoon rains were fairly gentle this year and the washes never ran. The roads were graded and there were several problems noted. Several years ago the POA installed a culvert at the end of Lado de Loma at Lot 13 to fix the wash-out problems during storms and avoid further road erosion. The culvert

has helped keep the road passable for the past three years. Unfortunately, someone dumped trash containing boards and yard debris in front of culvert. Dirt and other debris has backed up and is totally plugged the culvert. With the monsoon rains, the road is starting to erode again. The estimated cost to clean the culvert out is \$3,000 - \$4,000. President Newcomb stated he would call the property owner to find out what happened. Collier wants to do additional long term improvements this year: 1) At the bend in the road of Circulo Montana at; there is an area where water pools and 2) Coming down the hill, there is area of wash out which causes a safety issue. Over the last year, Collier completed several minor repairs and requested reimbursement. Sonia Maxwell made a motion to approve reimbursements to Collier not to exceed \$500.00; Avril Forest seconded the motion; there was no discussion; a vote was taken and passed unanimously. Newcomb suggested that a road sub-committee be formed from the Board to review and approve road repairs during the year. Winona Lamphere gave a motion to form a road committee from the Board; Maxwell seconded the motion, there was no discussion, a vote was taken and passed unanimously. Sonia Maxwell wants to put bollards by the speed bumps for visual cues. The bollards are approximately 2 feet high and very reflective. Forest made a motion to approve the purchase of the bollards, Collier gave second, a vote was taken passed unanimously.

b. Website - www.lprpoa-b.org: Beth Newcomb maintains the website and asks that anyone with photos of the area to please email them to her to upload to the website.

c. Liens: Liz Collier stated that she continues to file liens on those properties that are late with POA dues. There are 4 liens filed with the county right now and she will refile them if the dues are not paid by the due date.

- 6) NEW BUSINESS: Robert Noon gave a presentation on the higher school district taxes that raised property taxes this year. Noon serves on the School Board for Little Red School district. Little Red's current year budget is based on previous enrollment. Last year, enrollment dropped and state aid was reduced. The district needed to make up money with taxes. Newcomb thanked Robert for his presentation and expressed interest in Noon discussing other County topics and history next year.

- 7) ELECTION OF BOARD MEMBERS: Liz Collier asked for other members of the association to consider running for the Board next year. Collier stated that there were no write-in candidates. The officers elected are: President: Bo Newcomb; Treasurer: Avril Forest; Vice President: Curtis Collier; Secretary: Liz Collier; Board Members: Vince Pinto, Robert Noon, Claudia Campos and Roger Armstrong. A road committee was formed and included Vince Pinto for environmental concerns, Avril Forest and Curt Collier.
- 8) ADJOURN MEETING: With nothing further to discuss, Newcomb adjourned the meeting at 11:55 AM. Newcomb extended his appreciation to Erin Blanding and the Windsong staff for hosting the annual meeting.

Respectfully Submitted,

Liz Collier