

## MINUTES

Lake Patagonia Property Owners Association B  
Annual Membership Meeting  
10:00 am  
November 4, 2021

- 1) Call to Order – President Bo Newcomb called the meeting to order at 10:30 am. The following residents/property owners in attendance were: Curt Collier, Bo Newcomb, Beth Newcomb, Avril Forest, Janice Johnson, Justin Johnson, Darla Selander, Ernie Edwards, Matt & Natalie Wallen, Robert Noon, Barbara Harris, Michael Cook and Shane Haywood. Claudia Campos, Vincent Pinto, Stephen DiMarzo and Tammie Wheatley attended the meeting virtually through Zoom. This being the first time attempting a virtual meeting, some technical difficulties were experienced.
- 2) It was confirmed that there was a quorum.
- 3) Approval of minutes from the 2020 meeting: Bo Newcomb read the minutes. Motion to approve was made by Avril Forest and seconded by Beth Newcomb. The minutes were approved as written unanimously.
- 4) Treasurer's report: Avril Forest gave the Treasurer's report for FY 2021. The current bank balance as of \$45,679.61 represents an increase in cash reserves of \$7,264.65. This is due to only needing to grade the road once during the year and two homeowners voluntarily using their own equipment to repair the roads when problems arose. The report was approved unanimously.
- 5) Road conditions: Curt Collier reported on the road conditions. Last year, due supply constraints he had been unable to purchase the sealant needed for the asphalt aprons which cross the washes. He felt confident that sealant would soon be available, but he would need help from one or two other home owners to do the sealing. He had investigate companies that did road maintenance, but none of them would seal the asphalt in a satisfactory manner.

Also, on the topic of road maintenance, Vince Pinto expressed his objections to trimming the trees along the right of way in front of his property.

In addition, there was a discussion of controlling washouts in the Sonoita Creek area. The road committee will research a permanent solution to the problem.

- 6) Overgrazing Issue:  
Robert Noon, who until recently had his herd grazing in Lake Patagonia Ranch, reported that the gate at the end of Lado de Loma have been vandalized many times, allowing cattle to wander between LPR and the adjacent property. Cattle can also access LPR from Sonoita Creek area as the boundary fencing is in disrepair.

The herd was removed from Lake Patagonia due to lack of vegetation and has been decreased substantially with no plans to increase the number in the future.

A discussion ensued relating tales of individual property owners' fences being broken down by cattle in a desperate search for vegetation.

Suggestions were made including:

- a) Surveying the area to determine the unfenced acreage available for grazing, thereby being able to establish a maximum herd size.
- b) That cattle be allowed to graze for 9 months of the year and then removed so the vegetation could regenerate.
- c) Beth Newcomb suggested forming a committee to quantify the number of cattle that could be sustained on the land and other related issues.
- d) The idea of LPRPOA developing a grazing lease was discussed and it was noted that this would involve establishing a water supply for the herd and facilities for corralling them.

7) Patagonia Fire Dept. Donation

It was unanimously agreed to increase the annual donation from \$500 to \$1,000.

8) Architectural Guidelines

The need for some architectural guidelines to be established in addition to the zoning and building codes of Santa Cruz County was discussed. It was decided to form an Architectural Committee to draft a proposal. Shane Hayward requested that his comments on the topic be forwarded to the committee. Carol Ford requested that a road sign be installed for Stoddard Way.

The meeting was briefly adjourned at 12:10 to count the votes for HOA Committee members for the coming year. The meeting reconvened at 12:28.

It was determined that the eight members elected were: Curt Collier, Janice Johnson, Avril Forest, Bo Newcomb, Liz Collier, Darla Selander, Matt Wallen and Ernie Edwards.

A motion to adjourn the meeting was made by Avril Forest and seconded by Beth Newcomb. At 12:38 It was unanimously voted to adjourn.

**Appointments to Committees  
November 6, 2021**

**Road Committee**

Curt Collier

**Grazing Issues Committee**

Matt Wallen - Chair

Michael Cook – member

Avril Forest – member

Liz Collier – member

**Architectural Committee**

Darla Selander – Chair

Janice Johnson

Liz Collier

Beth Newcomb – legal consultant