

Minutes

Lake Patagonia Property Owners Association B
Annual Membership Meeting
35 Los Vientos
10:00 am
Saturday, November 5, 2022

- 1) Call to Order: Meeting was called to order by President Bo Newcomb at 10:20 am.
- 2) Introductions: President Newcomb asked for introductions. Present were Nick Deere, Sadaf Hashmi, Ann Skender, Vincent Pinto, Liz Collier, Curtis Collier, Susan Mulkey, Abe Mulkey, Beth Newcomb, Bo Newcomb, Darla Selander, Ernie Edwards, Barbara Harris, Robert Noon, Michael (Doc) Cook, & Patty Cook, Shane Haywood and Avril Forrest. Stephan DiMarzo and Tammy Wheatly attended via phone. Alex Castenada from Association A attended.
- 1) Determination of a quorum: It was confirmed that there was a quorum.
- 2) Approval of minutes from previous meeting: Newcomb asked for a motion to approve the minutes from last year. Avril Forrest made a motion to approve the minutes as presented; Beth Newcomb gave a second. A vote was taken and passed unanimously.
- 3) Treasurer's Report: Treasurer Avril Forest gave the financial report: Ending balance from last year was \$45,679.61; we collected \$13,885 in dues; we had \$4,977.85 in expenses. Road grading expenses were fairly low this year due preventative maintenance and the efforts by Matt Wallen and Doc Cook. Forest stated that we all owe Wallen and Cook our gratitude for their work.
- 4) Old Business
 - a. Road Conditions Update: Road Committee Chair Curt Collier reported that the roads were recently graded. The contractor added more cut outs and made them deeper. The contractor suggested that the association grade the roads twice a year. After 30 years of grading the roads, we are down to rock in some places and need to start adding dirt, AB or road millings to the surfaces. This year's monsoons were fairly gentle but we had a big rain in October which caused substantial damage. Collier mentioned that it is next to impossible to find milling but AB is available. Avril Forest suggested that we revisit the speed bump issue to slow cars down to prevent damage to the roads. She would like to

see speed bumps added on Circulo Montana from the Wallen's house around the back side of Circulo Montana to below her home. Curtis Collier suggested that we look at manufactured speed bumps; Lado de Loma was graded but there is a plugged culvert is causing wash-out. Aprons are scheduled to be cleaned this spring (by hand). Barbara Harris requested that a sign be added to indicate road to Stoddard. It was suggested that she ask the County.

- b. Update on Cattle situation: Ernie Edwards stated that there are still cows on Los Vientos. Robert Noon stated he has not lost his grazing lease on state land and the cows are from the park. Doc Cook reminded everyone that AZ laws require that homeowners fence cows out. A discussion followed regarding the over grazing and damage caused by cows two years ago. If any neighbor has a problem with a cow, they are to call Robert Noon at (520) 287- 8986.

5) New Business

a. Open Discussion:

- i. Powerline: Unisource wants to put power lines from Rio Rico to the Hermosa 32 mine in Patagonia. Several options show lines running from Sonoita Creek Ranch to Circulo Montana and Lado de Loma. There is a meeting on Thursday, November 17th at the Quality Inn (the old Americana Hotel) from 6:00 pm to 8 pm. It is important that Lake Patagonia Ranch residents show up and voice their opposition. Besides being unsightly and unsafe, the power lines will affect our property values.
- ii. Mine in Patagonia: Alex Castenada from Association A expressed his concern about water contamination by mine and the de-watering process. It is estimated that the mine will be discharging approximately six million gallons of water a day into the Sonoita and Harshaw creeks watersheds. The mine is only required to test discharge water every 90 days. Robert Noon stated that the mine is installing water treatment plants to address contamination.

- b. Discussion of Association Architectural Guidelines: The architectural guidelines need to be review by a lawyer to make sure there isn't any conflict with the county laws.

- i. Architectural Committee: It was determined that Darla Selander, Tami DiMarzo and Natalie Wallen be on the architectural committee

- 6) Election of Board Members: Liz Collier announced that Janice Johnson has moved to Tucson and would like her name removed from the board. Counting the votes, the board is comprised of Curt Collier, Avril Forest, Bo Newcomb, Liz Collier, Darla Selander, Ernie Edwards and Al Monteverde. Liz Collier made a motion to elect Ernie Edwards as president. Bo Newcomb seconded the motion; a vote was taken and passed unanimously. Edwards then asked to meet with the executive committee. It was determined that Curt Collier will serve as Vice-President; Avril Forest is Treasurer and Liz Collier will remain Secretary. The road committee will be comprised of Matt Wallen, Curt Collier, Avril Forest and Doc Cook.
- 7) Adjourn Meeting – With no further business to discuss, Newcomb asked for a motion to adjourn the meeting. Liz Collier made a motion to adjourn the meeting, Avril Forest gave a second and the meeting was adjourned.