

## AGENDA

Lake Patagonia Property Owners Association B  
Annual Membership Meeting  
10:00 am  
November 4, 2017  
140 Circulo Montana

- 1) Call to Order: The meeting was called to order by President, Bo Newcomb at 10:42 AM. He introduced the new neighbor, Matt Wallen and welcomed him to the neighborhood. Also present this morning were Gilbert Williams, Larry England & Winona Lamphere, Bo & Beth Newcomb, Avril Forrest; Sandra & Al Monteverde; Robert Noon; Vince Pinto, Claudia Campos, Shane Haywood & guest, Janice Johnson, Justin Johnson; Anna & Allen Schmierer; Curt & Liz Collier, Abe & Susan Mulkey arrived later.
- 2) President's Report: Newcomb gave a warm welcome and thanked everyone for coming this year.
- 3) Determine if there is a quorum: Collier stated that we have received 27 ballots and with the people in the room; we had a quorum.
- 4) Approval of minutes from previous meeting: Collier read the minutes from last year's meeting. Newcomb asked if there were any questions or if anyone wanted changes. Newcomb asked for a motion to approved minutes. Janice Johnson made a motion, Avril Forest seconded the motion; there was no discussion. A vote was taken and passed unanimously.
- 5) Treasurer's Report: Treasurer Avril Forest stated that as of 10/31/17, the association had \$45,441.16 in the bank. We started the year with \$50, 265.23 in the bank. Expenses were \$16, 649.07 and income was \$11,825.00. Approximately 95% of the association's expenses were related to road repair. She stated that we are spending more money on maintenance than we are raising in revenues which is not sustainable. At some point, we are going to need to increase the dues. Avril stated that this year, we estimate that the road expenses will come in around \$17,000.
- 6) Old Business –
  - a. Newcomb asked if any of the residents had heard of any new internet providers. Matt Wallen stated that he was using Sprockette communications out of Arivaca. He stated the service was fine and that he would be willing to broadcast off his home if anyone was interested. Beth Newcomb suggested that Matt find out if they would be willing to come out here and how many homes would they need as a minimum to start. Anna Schmierer stated that they had Verizon that worked well on the hill. Most of the lake residents were on Triad Wireless.
  - b. Beth Newcomb gave an update on the association's website. She did a new website because Go-Daddy had refused to let customers update without purchasing an upgrade. The easiest way to find the new website is to Google Lake Patagonia Ranch – B. She has most of the documents and information that real estate agents need to conduct business. She has added links to events and local calendars and added a contact page where emails go to Secretary, Liz Collier. She is happy to post anything that the association wants posted. She does need good photos if anyone would care to contribute. The link is <https://www.lakepatagoniaranchpoa-b.org/> .

- c. Road Conditions Update: Collier stated that most of the work this year was focused on fixing the rough spots damaged by the monsoons. He noticed that the areas that were improved last year had much less damage this year. He focused on the hill areas by adding road millings and AB to the really steep areas. Millings were also added to the low spots that tend to get extremely muddy during the rains. There are areas where we have graded so many times that we are down to boulder and rocks that caused damage to the contractor's equipment. One resident requested bollards by the aprons at the washes to tell people how deep the water is.
- d. Campos requested that the association re-build the speed bumps. Several other residents supported the request and reported that speeding is becoming an issue again. President Newcomb asked if there was a motion to rebuild the speed bumps. Anna Schmierer made a motion, Claudia gave a second. There was no additional discussion; a vote was taken and passed unanimously.

7) New Business –

- a. Avril Forrest discussed the issue of fire protection at Lake Patagonia. There was a fire at a home and the 911 operator told the resident that there was no coverage at the Lake. Current options for fire protection are: 1) the Patagonia Fire Dept., which is a volunteer operation; 2) rural Metro which is an 8 – 5 operation; 3) Rio Rico is the closest round the clock operation and it is a highly-rated fire district. She and representative from Association A have been meeting with Rio Rico's fire chief. As it stands now - Rio Rico will respond to a fire at the lake but you will be charged for the cost of the fire. There is an option to become part of fire district which may cost about \$1000 per year on your tax bill. A fire district requires a vote that passes by >50% of the residents. In the meantime, Campos made a motion to make another donation to the Patagonia Fire Dept. for \$500. Avril Forrest seconded the motion; there was no discussion, a vote was taken and passed unanimously.

- 8) Election of Board Members - 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 Janice Johnson. A road committee was affirmed and included Vince Pinto for environmental concerns, Avril Forest and Curt Collier.

- 9) With nothing more to discuss; Newcomb asked for a motion to adjourn the meeting. Avril Forrest made a motion to adjourn the meeting at 12:05 PM.