

Minutes

Lake Patagonia Property Owners Association B
Annual Membership Meeting
10:00 am
140 Circulo Montana
November 3, 2018

- 1) Call to Order: President Bo Newcomb called the meeting to order at 10:51 AM. In attendance were Avril Forest, Curtis & Liz Collier, Jean Miller, Katy & Robert Noon, Claudia Campos & Vince Pinto, Shane Haywood, Michael La Falce, Bo & Beth Newcomb, Winona Englund
- 2) President's Welcome: Newcomb welcomed everyone and wanted to give a reminder about the association website found at www.lakepatagoniaranchpoa-b.org . The site gives the CC& R's, the minutes and the latest liens. Alan Schmierer kindly provided the photos for the site.d
- 3) Determine if there is a quorum: Collier counted the proxies and including the residents in the room, there was a quorum.
- 4) Approval of minutes from previous meeting: Secretary Collier read the minutes from the prior year. President Newcomb asked if there were any questions or if there was issue that needed to be corrected. There were no comments and Newcomb asked for a motion to approve the minutes from last year's meeting. Avril Forest made a motion; Ruby Lamphere gave a second. There was no discussion, a vote was taken and passed unanimously.
- 5) Treasurer's Report: Avril Forest gave the Treasurer's report. For the year, there was \$10,400 collected in dues for revenue and there were \$36,506.25 spent on expenses – 95% spent on road repairs and work. This was an unusual year where the roads were graded in the beginning of October. Last year's bill was not paid until late in November. This means we paid two bills during the same cycle (November 1 – October 31) which exaggerates the expenses. Forest estimates that the cost per mile \$2204/mile. This year, there was an opportunity to purchase recycled asphalt in July and the road committee decided to purchase them and conduct additional maintenance on Stoddard. Other costs include the cost of liens, taxes, mailing and insurance. Collier stated that there are only 4 property owners that are not current: Franta, Kelly, Pinzon and Starick. Collier mentioned that every year, there are late fees assessed and 20% interest assessed. The interest is compounded and balance can balloon fairly quickly. Newcomb asked for a motion to approve the minutes. Vince Pinto made the motion, Jean Miller seconded the motion. There was no discussion; a vote was taken and passed unanimously.
- 6) Old Business
 - a. Road Conditions Update: Curtis Collier gave the road update He stated that every year we grade the road, the roadway gets deeper and the banks get higher. That is the reason that is why we are adding material to the roads. Claudia commented on the damage done by speeding cars and large trucks. Collier agreed that speed contributes to the road degradation. Speed bumps help slow people down. The discussion of Sonoita Creek Ranch and Rio Rico traffic came up again. Robert Noon stated that Circulo Montana is a public road. Jean Miller complemented the road committee saying that the roads are so much better than when she purchased 5 years ago. Michael La Falce asked about the benefits of the aprons. Beth Newcomb commented that the investment was totally worth it. Mr. Newcomb suggested that we hire someone to seal the aprons. Curt talked about problems trying to find someone who will do it.

- b. Fire update: Rio Rico Fire Department is in a state of flux with several personnel changes. We are officially a part of the Patagonia Volunteer Fire department. Patagonia has agreement with Rio Rico for back-up. For medical issues, Rio Rico is the official department. Jean talked about making your home fire wise. Newcomb asked for a motion to donate money to the Patagonia Volunteer Fire Department. Vince Pinto made a motion, Avril Forrest gave a second; a vote was taken and passed unanimously to make a \$500 donation to the Patagonia Volunteer Fire Department.

7) New Business

- a. Open Discussion: This is an opportunity for members to discuss issues of concern: UniSource is surveying to put in a 3 phase line. Too many outages – existing line will be replaced. Poles will be raised to accommodate the line. Windsong listed by Jean. Place is vacant: person there to do maintenance. There were a ton of code violations; Jean is taking it back to a private residential – they made a few institutional changes (exits signs, ramps). Offer is going to \$799,000. Parcel can be divided 5 ways before being called a sub division; $40 \text{ acres}/5 = 8 \text{ acres}$. Claudia wants to know about future splits. Little Red taxes went up \$2.00

- 8) Election of Board Members: Janice Johnson wrote Matt Whalen to be on the board.

- 9) Adjourn Meeting: 12:20 PM

Directions to Meeting: From Lake Patagonia Road: Turn left on Circulo Montana and follow until the road turns to dirt; 140 Circulo Montana will be the first gate on your right after the road turns to dirt..