

## Minutes

Lake Patagonia Property Owners Association B  
Annual Membership Meeting  
10:00 am  
November 7, 2015  
108 Stoddord Drive

1) CALL TO ORDER:

President Bo Newcomb called the meeting to order at 10:54 AM. Present were Bo Newcomb, Bill Forest, Avril Forest, Curt Collier, Liz Collier, Maggie Williams, Gil Williams, Janice Johnson, Justin Johnson, Anna Schmierer, Shane Haywood, Kitty Roberts and Jerry Roberts.

2) DETERMINE IF THERE IS A QUORUM: Liz Collier stated that there is a quorum for the meeting.

3) APPROVAL OF MINUTES OF PREVIOUS MEETING: Liz Collier read the minutes from last year's meeting. Newcomb asked for a motion to approve the minutes as read. Maggie Williams made a motion to accept the minutes from the meeting of November 1, 2014; Avril Forest seconded the motion; there was no discussion; a vote was taken and passed unanimously.

4) TREASURER'S REPORT: Avril Forest gave the treasurer's report. There was \$14,250.00 in income from dues during this year and \$6,020.58 in expenses for the 2014 calendar year; the balance in the account 12/31/14 was \$39,135.75. This year's expenses include road maintenance, signage and Property Owner's Association insurance. 91% of the expense this year went to road maintenance on the 6.5 miles of roads in association B. Liz Collier reported that we were able to collect dues from all but 4 property owners. At the present there are liens on properties owned by John Franta (Section 5, lot 10A), Tim Kelly (Section 5, lot 10 B), Emmet & Sharon Greenleaf (Section 5 lot 3A) and William & Martha Starick (Section 3 Lot 22). Maggie Williams made a motion to accept the Treasurer's Report, Anna Schmierer seconded the motion; there was no discussion and a vote was taken and passed unanimously.

5) OLD BUSINESS: Janice Johnson wanted to inform everyone that Downey and Virginia Raibourn passed away this year.

a) Road Conditions Update: Curt Collier reported that the roads had been graded. Following a rain that measured about 2.5 inches, the upper part of Circulo Montana needed work after a car and a garbage truck got stuck. Empire Homes graded that section, laid AB, wet the AB and rolled it. The contractor did similar work on two other spots on Circulo Montana that have a tendency to erode. Curt Collier also stated that rather than try and clean out the plugged culvert on Lado de Loma, they will be putting another culvert in next to it. It is less expensive to install a new one than try and clean out the other one. On Stoddard, ground asphalt was applied to slow deterioration. Collier stated they still need to recoat the aprons. All the improvements were approved by the road committee. They are anticipating heavier than normal rain due to this year's El Nino and wanted to get the roads in as good a shape as possible. Janice Johnson stated that she had a semi-truck get stuck on the road and use her yard to turn around. The GPS is falsely stating that Sonoita Creek Road is a legitimate route from Rio Rico to Patagonia. It was suggested that we put signs at the entrance to Sonoita Creek, and upper and lower Circulo Montana stating "Primitive Roads: Not Suitable for motor homes, semi-trucks or buses". Liz Collier stated that she has twice had to call the sheriff's office to evict people camping on the roads. Campers leave trash and light camp fires which pose a danger during the drier times of the year. It was suggested that there should be additional signs stating "Private property, No Trespassing, No Camping". Bo Newcomb stated that if you see a camper, please do not confront the campers - just call the sheriff's office.

## 6) NEW BUSINESS

a. Volunteers for the Board: Liz Collier asked that someone please volunteer to be on the Board. Unfortunately, no one volunteered.

7) 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 Roger Armstrong. A road committee was affirmed and included Vince Pinto for environmental concerns, Avril Forest and Curt Collier.

8) AJOURN MEETING: With nothing further to discuss, Bo Newcomb asked for a motion to adjourn the meeting. Kitty Robert made a motion to adjourn the meeting, Avril Forest

seconded the motion and the meeting was adjourned at 12:42. Newcomb once again thanked Janice Johnson for hosting this year's meeting.