

## MINUTES

Lake Patagonia Property Owners Association B  
Annual Membership Meeting  
10:00 am  
November 2, 2019

- 1) Call to Order – President Bo Newcomb called the meeting to order at 10:48 am. The following residents/property owners in attendance were Avril Forest, Janice Johnson, Justin Johnson, Winona Lamphere, Jean Miller, Ann Skender, Dave Skender, Bo Newcomb, Beth Newcomb, Curt Collier, Liz Collier and Barbara Noon Harris.
- 2) Introductions – President Newcomb went around the room and asked each member introduce themselves.
- 3) President’s Report: Newcomb welcomed everyone and wanted to give a reminder about the association website found at [www.lakepatagoniaranchpoa-b.org](http://www.lakepatagoniaranchpoa-b.org) . The site gives the CC& R’s, the minutes and the latest liens.
- 4) Determine if there is a quorum: Collier stated that they had received 18 ballots and there are only 7 properties represented in the room. This is not a quorum. We would not be able to vote on any binding issue but, with the ballots, there is a quorum for the election of directors.
- 5) Approval of minutes from previous meeting: Collier read the minutes from last year’s meeting. Curtis Collier questioned the statement that Circulo Montana is a public road. Beth Newcomb stated that the road is a privately maintained public road per the LPRPOA-B CCR’s. There were no other issues and President Newcomb asked for a motion to approve the minutes of the 2018 meeting. Avril Forest made a motion; Beth Newcomb seconded the motion; a vote was taken and passed unanimously.
- 6) Treasurer’s Report: Avril Forest gave the Treasurer’s report for the FY 2019 (Nov. 1, 2018 – Oct. 31, 2019). Last year had a beginning balance of \$18,587.91; income collected from dues was \$15,750.00 and expenses totaled only \$3,341.10. Expenses included mailing, website, insurance and road grading. There is a current balance of \$30,996.81. The road expense was fairly low this year due to aggressive maintenance improvements done the year before and a noneventful monsoon season. Liz Collier made a motion to accept the Treasurer’s report as submitted; Janice Johnson seconded the motion; a vote was taken and passed unanimously.
- 7) Old Business
  - a. Road Conditions Update: Curtis Collier gave the road update report. He stated that there was very little damage by the monsoons this year and with all the millings that were laid last year, he just graded the roads this year. There weren’t any millings available this year. He

commented that he was glad to see a monetary buffer in the bank in case of heavy rains and damage to the roads in the future. Collier commented that if millings become available, he will attempt to buy them. Getting a person to seal the asphalt aprons is becoming problematic. He has not been able to get them done this year. Jean Miller stated that CC&R's need to be updated. Beth Newcomb stated that the CC&R's can be amended by simple majority at the 10 year anniversary. The last time they were updated was in 2004. It will be 2024 before we can change to the CC&Rs with a simple majority. If we want to update them before that date, we will need a majority based on acreage. Beth Newcomb suggested that we look to clarify the architectural rules and allow the HOA to enter into grazing agreements.

#### 8) New Business

a. Open Discussion: This is an opportunity for members to discuss issues of concern or interest: Winona Lamphere stated that she had three Gila Monsters on her property. Liz Collier stated that she and Avril Forest had spoken to an attorney about establishing a grazing lease for Lake Patagonia Ranch POA's A & B to lower property taxes and raise property values. We must have an agreement with Association A and there needs to be a legal fence around both association properties. For an unfenced 40 acre parcel, the county will tax 5 acres at residential rates (\$47/acre) and the remaining 35 acres will be taxed at the agricultural rate of \$20/acre. Association A residents will not realize any tax savings. One challenge is that the fence will need to be repaired around both associations A & B. We would also need to change the CC&Rs to allow the association to enter into a grazing lease. We can also update other issues. Any changes would have to be passed by a majority of the property owners (based on acreage). Curt Collier and Bo Newcomb volunteered to walk perimeter of both associations to survey the fence and determine what repairs need to be made.

9) Election of Board Members: This year, there were 9 names available for board representation. In counting the votes from the ballots received, the new board members for the next year will be Curt Collier, Janice Johnson, Avril Forest, Bo Newcomb, Claudia Campos, Robert Noon and Matt Whalen. The officers elected are: President: Bo Newcomb; Treasurer: Avril Forest; Vice President: Curtis Collier; Secretary: Liz Collier

10) With nothing further to discuss, President Newcomb asked for a motion to adjourn the meeting at 12:00 noon. Winona Lamphere made a motion to adjourn the meeting; Beth Newcomb seconded the motion and the meeting was adjourned.