

## Minutes for Lake Patagonia Property Owners Association B

### Annual Membership Meeting

10:00 a.m., November 5, 2016

231 Circulo Montana

- 1) Call to Order: The meeting was called to order at 10:30 by Vice President, Curtis Collier. Present were Curtis Collier, Liz Collier, Vince Pinto, Roger Armstrong, Justin Johnson, Sonia Maxwell and Janice Johnson
- 2) President's Report: President Bo Newcomb was not present and there was no report.
- 3) Determine if there is a quorum: We have received 26 ballots and with the people in attendance, we have a quorum.
- 4) Approval of minutes from previous meeting: Liz Collier read the minutes from last year's meeting. Curtis Collier asked for approval of the minutes as read. Sonia Maxwell made a motion to approve the minutes from last year's meeting; Janice Johnson gave a second to the motion; a vote was taken and passed unanimously.
- 5) Treasurer's Report: Liz Collier read the treasurer's report as prepared by Avril Forest. Collier read the report. This year, in addition to the financials for the prior year, she presented the revenues and expenses for January thru October, 2016. If members are in agreement, at the next annual meeting financials for Nov 1, 2016 - Oct 31, 2017 will be discussed. The balance in the bank account at 10/31/16 was \$50,265.23. The expenses for the road work are estimated to run about \$16,000 this year. Approximately, 97% of our costs this year were spent on the roads. Liz Collier reported that we were able to collect dues from all but 3 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) and William & Martha Starick (Section 3 Lot 22).
- 6) Old Business  
Road Conditions Update: Curtis Collier gave a summary of the work that is being completed on the roads. AB and road millings were laid on Lado de Loma down to Windsong, on Stoddard Way and on two areas on Circulo Montana. The years of road grading has worn the roads down to where we are grading over rocks. In those areas, Collier wants to continue building up those areas with AB and millings. It was a fairly mild monsoon this year and the washes only ran once with minimal damage.
- 7) New Business
  - a. Volunteers for the Board: Liz Collier asked for volunteers for the board. She stated that the new residents, the Bales, have volunteered to be on the board and can be added to the board next year.
  - b. Open Discussion:

- i. Discussion on hunting: There were quite a few hunters hunting on the ranch this year. One resident reported two hunters from Pinal County shooting towards their barn. Liz Collier stated that she spoke with Lt Fuentes from the Sheriff's office. Hunting within ¼ mile of a residential neighborhood is against the law. The Lt suggested that the association put up signs. Collier suggested "Private Residential Property, No Hunting, No Camping, No Parking". It was agreed to purchase 5 – 6 signs and put them in in high traffic areas. Janice Johnson has talked to the County regarding tractor trailers using Circulo Montana. The County is working with ADOT to erect signs at Hwy 82 and Lake Patagonia Road.
  - ii. Vince Pinto mentioned the abundance of Natal grass this year. The grass is not native and highly flammable. He suggests trying to remove it in the spring – the grass spreads easily.
  - iii. Fire insurance – Collier mentioned that Association A is working on the issue of fire coverage. Nogales Suburban does not cover Lake Patagonia; neither does Rio Rico. Patagonia Volunteer Fire Department has responded twice to fires at the ranch. We would need to hold a special vote from the members to form a fire district. Collier suggested making a donation to Patagonia Fire Department until issue could be resolved. There is going to be a long fire season this year.
  - iv. There was a question about home based businesses and the CCR's. There isn't anything in the CCR's defining what is allowed. Pinto stated that it is really about noise, traffic and quality of life. He suggested that association consider an amendment that defines limits of home based business.
- 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) Adjourn Meeting: With nothing further to discuss, Curtis Collier asked for a motion to adjourn the meeting. Sonia Maxwell made a motion to adjourn the meeting, Janice Johnson seconded the motion and the meeting was adjourned at 12:38.