

MINUTES

Lake Patagonia Property Owners Association B
Annual Membership Meeting
10:00 am
November 7, 2020

- 1) Call to Order – President Bo Newcomb called the meeting to order at 10:30 am. The following residents/property owners in attendance were: Curt Collier, Bo Newcomb, Beth Newcomb, Avril Forest, Janice Johnson, Justin Johnson, Jean Miller, Robin Stevens, Matt Wallen, Michael Cook and Patricia Cook.
David Christiana from Assoc A attended as a guest.
- 2) President Bo Newcomb welcomed all those present to the meeting. As only 8 properties were represented it was determined there was not a quorum so a vote could not be taken on any binding issue but, with the ballots that had been received it would be possible to elect the directors for the next year. Curt Collier, Janice Johnson, Avril Forest, Bo Newcomb, Liz Collier, Claudia Campos , Robert Noon and Matt Wallen were elected to serve in their current capacities for the coming year.
- 3) Approval of minutes from the 2019 meeting: Bo Newcomb read the minutes. Motion to approve was made by Avril Forest and seconded by Beth Newcomb. The minutes were approved as written unanimously.
- 4) Treasurer’s report: Avril Forest gave the Treasurer’s report for FY 2020. The current bank balance of \$38,414.96 represents an increase in cash reserves of \$7,418.15. This is a result of a less damaging than normal monsoon season which led to lower road grading costs.
- 5) Discussion of cost of annual grading: it was noted that currently some undeveloped lots at the end of Lado de Loma, Baca and Camino Los Vientos were subsidizing the developed lots. Once these properties are developed, the increased costs to maintain the entire length of road would be reflected in higher HOA dues.
- 6) Bo Newcomb asked about the condition of the asphalt aprons, which cross the washes. Curt Collier said that they needed resealing to avoid deteriorating. He had attempted to purchase the necessary sealant during the summer, but the store was closed due to Covid-19.
- 7) Jean Miller made a motion to accept the Treasurer’s report as submitted which was seconded by Beth Newcomb. Motion was passed unanimously.
- 8) Old Business
 - a. Road conditions: Curt Collier reported that due to a light monsoon season and the recent grading, the roads are all in good condition.
 - b. Possible Grazing Lease: this issue was revisited and it was concluded that it was not possible to move forward at this time. There would be substantial lowering of

property taxes for property owners who had more than 5 acres of land which was accessible for grazing. However, there was not sufficient support for funding the cost of surveying and installing fencing around the entire perimeter of Lake Patagonia Ranch Estates.

- c. Jean Miller raised the question of clarifying and/or updating the CC&Rs. It was generally acknowledged that this needed to be done, but could be most easily accomplished in 2024 when it would only require a simple majority to pass the revised CC&Rs.

9) New Business

- a. Robin Stevens raised the concern that power lines to supply the South32 mining site might come through Lake Patagonia. Jean Miller said she had heard that this would not happen.
- b. Michael Cook questioned if hunting was allowed within the community. He was advised to call the sheriff if this did occur as it is not permitted and there is prominent signage to this effect.

10) There being nothing further to discuss, Bo Newcomb asked for a motion to adjourn the meeting at 11:45am. Avril Forest made the motion which was seconded by Beth Newcomb. Meeting was adjourned.