

## Minutes

Lake Patagonia Property Owners Association B  
Annual Membership Meeting  
35 Camino Los Vientos  
10:00 am  
Saturday, November 2, 2024

1. Call to Order: President Ernie Edwards called the meeting to order at 10:30 am.
2. Introductions: Edwards introduced himself as President. Other attendees include: Liz Collier and Curtis Collier, Donald Greene and Leanne Greene, Tammy Hamel and Doug Hamel, Abe Mulkey and Susan Mulkey, Roberto Figliuzzi, Robin Stevens, Robert Noon, Barbara Harris, Avril Forest and Darla Selander. Bo Newcomb, Tammie Wheatley and Stephan Dimarzo attended via the phone.
3. It was determined that there was a quorum.
4. Approval of minutes from previous meeting: LPRPOA-B Board Secretary Collier read the minutes from last year. President Edwards asked for a motion to approve the minutes; Avril Forest gave a motion to approve the minutes as presented; Doug Hamel seconded the motion; there was no discussion; a vote was taken and passed unanimously.
5. Treasurer's Report: Treasurer Forest stated that LPRPOA-B is responsible for maintaining approximately 7.5 miles of roads. The Association started the year with a balance of \$62,556.66 and spent \$27,969.58 in expenses, we took in \$14,015.00 in revenue with an ending balance of \$53,647.08. Extraordinary expenses this year include over \$21,000 spent on apron maintenance and a little over \$4,000 in lawyer fees for the CC&R update. Forest continued that the Association was one monsoon storm away from being broke. President Edwards asked for a motion to approve the Treasurer's report; Liz Collier gave a motion to approve the Treasure's Report as presented; Darla Selander seconded the motion; there was no discussion; a vote was taken and passed unanimously.
6. Road Conditions Update: Curt Collier started his report by stating that the lack of rain had resulted in little road erosion. He stated that the roads will be graded in a few weeks; the contractor was experiencing health issues and would complete them by the end of the month. The apron repair was a large expense but it is something that needs

to be done every few years. Collier announced that he is retiring from the road committee. Edwards asked if there was anyone interested in stepping into Curt's position? Roberto Figliuzzi stated that he may be willing to take over.

## 1) New Business

- a. Open Discussion: This is an opportunity for members to discuss issues of concern  
There was no open discussion this year.
- b. Donation to the Patagonia Fire Department: Edwards stated that in the past we send the Patagonia Volunteer Fire Department a donation of \$1000 as a way to say thank you for their coverage. Robin Stevens asked if there was an emergency, who do you call? Edwards replied that we call 911 and they will dispatch the call to Patagonia. Avril Forest stated that while fire is a concern, ambulance service is important. Liz Collier stated that usually, Patagonia will send the first responders to stabilize the situation until the ambulance arrives, which can take up to 40 minutes residences at the lake. President Edwards asked for a motion to approve the donation to the Patagonia Fire Department; Darla Selander gave a motion to approve the donation; Don Greene seconded the motion; there was no discussion; a vote was taken and passed unanimously.
- c. New Architectural Guidelines: President Edwards stated that the guidelines are meant to introduce more formality to the architectural and construction review. A discussion followed regarding maintaining and protecting the natural beauty of the area and everyone's property values.
- d. Enforcement Policy: Edwards announced that the attorney helped compile the enforcement policy for the Design Guidelines. Susan Mulkey stated that house designs should compliment the surroundings and the community. Figliuzzi asked several "what if" questions. Edwards stated that the association doesn't want to be adversarial with homeowners. We just want to avoid gross violations and to protect the natural beauty of the area. Don Greene stated that he worried about people moving here (mine executives, etc.) and gentrifying the neighborhood.
- e. Dues increase next year: The original CC&R's state that the Board of Directors can increase dues 20% per year. Liz Collier stated that the association has not increased

the dues in 21 years and inflation alone demands increases. The Board voted during a meeting on 10/24/2024 to raise dues to \$300.00/year.

- f. Amendments to the CC&R's: Edwards explained that the LPRPOA-B By-laws state that the association can update CC&R's every 10 years. 2024 is the ten-year mark and we hired a lawyer to assist us with updating and clarifying the CC&R's. Association members were sent the link to the CC&R's to review and comment. **Only one person gave any feedback.** The Board hired an attorney to review and eliminate old language. Edwards explained that AZ laws prohibit making CC&R's more strict than the original legal intent.
  
  - g. Management Company: Edwards explained that board volunteers are burning out. Liz Collier has been doing the correspondence for over 20 years; Avril has been the Treasurer for almost 10 years. The lawyer referred two management companies and Edwards found Mission Management to be qualified and affordable (only \$600/month). Collier asked for a volunteer to take over her position as an alternative to hiring a management company. No one volunteered. Edwards stated that a management firm can handle correspondence, collect the dues and file the liens. Most of the fees are passed through to the homeowner. He asked for a motion to approve the change to a management company. Curt Collier made a motion to approve the change to Mission Management, Liz Collier seconded the motion; a vote was taken and passed unanimously.
- 2) Election of Board Members: Edwards counted the votes for the new board member from the ballots sent in by the association members. There were twelve names and members were asked to vote for 9 members. Top votes were: Curtis Collier, Avril Forest, Liz Collier, Darla Selander, Ernie Edwards, Barbara Harris, Roberto Figliuzzi, Robin Stevens and Bo Newcomb. Next was the election of Officers. Liz Collier nominated Ernie Edwards as President; Avril Forest seconded the nomination; there was no discussion, a vote was taken and passed unanimously. Collier and Forest resumed their positions as secretary and treasurer.

- 3) With nothing further to discuss; Edwards asked for a motion to adjourn the meeting. Liz Collier made a motion to adjourn the meeting; Doug Hamel seconded the motion; there was no discussion; a vote was taken and passed unanimously.