###### Short PatLakeLake Patagonia Ranch Property Owners Association A

 **Representing Units II, IV and VI**

 **1214 Highway 82**

 **Nogales, Arizona 85621**

 **LPRHOA@gmail.com**

**Board of Directors Meeting**

**Minutes**

Meeting Location: 7 Lado De Loma Dr, Nogales, AZ 85621

Meeting Date & Time: 3/22/2022 6:00 PM

1. **CALL TO ORDER.** Meeting called to order at 6:07 PM by President Vanessa Register
2. **ROLL CALL.** Present are Vanessa Register, Eileen Doolin, Bob Paulsen, Karen Rollins.

Guests:Alex Castaneda,Jim and Kathy Manwaring, Brad Register, Denn and Jill Lix, Corrie Shaw.

1. **WELCOME AND CALL TO MEMBERSHIP.** No comments from the guests.
2. **APPROVAL OF MINUTES FROM ANNUAL MEETING OF 2/8/2021** Vanessa moved to approve. Eileen seconded. Motion approved unanimously.
3. **OFFICER REPORTS**

PRESIDENT’S REPORT (Vanessa):

* Vanessa opened her report with a motion to elect Alex Castaneda to fill the position of Vice President. Karen seconded. Motion approved unanimously.
* Vanessa explained the trailer parking issues to the meeting guests and updated the issues for the Board.
* The trailer at 48 Circular Montana has been moved.
* The trailer located on the Hewitt property appears to have a live-in during evenings. The issue still needs resolution.
* Also, in a conversation with resident Mike Messina, the steel barn has been delivered and, no one is living in his trailer on Baca Ct.
* Vanessa recommended the Board should have an attorney review and update our CC&Rs. She offered some options we might also consider such as rezoning the property and changing the POA to an HOA. To this recommendation Karen moved to meet on April 4th to review the CC&Rs. Eileen seconded.

VICE PRESIDENT’S REPORT (Alex): No report at this time but Alex offered to find an attorney to review our CC&Rs per the recommendation in the President’s report.

TREASURER’S REPORT (Eileen): Cash balances are: Checking $4,484.81; Savings $18,154.63; Checks not deposited $239.00; Total Annual Assessment $3,212.00; Total Income & Gross Profit $4,371.23; Total Expense $468.66; Net Income $3,902.57; Total Liabilities & Equity $24,687.67. Short Q&A regarding delinquencies

COMMITTEES REPORT (Karen): No Committees report

1. **OLD BUSINESS** Karen gave an update on the cows running about. Apparently the old cow died. Karen suggested the only resolution to the loose cow issue is to repair the boundary fence. Vanessa moved to obtain bids to repair the fence. Alex seconded. Motion approved unanimously.
2. **NEW BUSINESS** See motions presented in the President’s Report and Final Call to Membership. Vanessa moved to activate the website. Alex seconded. Motion approved unanimously.

1. **NEXT MEETING DATE** May 12, 2022 at 6:00 PM at 104 Lado De Loma Dr
2. **FINAL CALL TO MEMBERSHIP** Denn & Jill Lix stated they wish to install a 500-2000 gal water tank on their property for fire safety. Gravity fed tank. Vanessa moved to approve. Karen seconded. Motion approved unanimously.
3. **ADJOURNMENT** Meeting adjourned by President Vanessa Register at 7:50 PM.