



Board of Directors Meeting Minutes

Meeting Location: 7 Lado De Loma Dr, Nogales, AZ 85621
Meeting Date & Time: 02/08/2022 6:00 PM

- I. **CALL TO ORDER.** Meeting called to order at 6:11 PM by President Vanessa Register
- II. **ROLL CALL.** Present are Vanessa Register, Eileen Doolin, Bob Paulsen, Karen Rollins.
Guests: Jim and Kathy Manwaring, Alex Castaneda, Brad Register
- III. **WELCOME AND CALL TO MEMBERSHIP.** No comments from guests.
- IV. **APPROVAL OF MINUTES FROM ANNUAL MEETING OF 01/12/2022** Karen moved to approve. Eileen seconded. Motion approved unanimously.
- V. **OFFICER REPORTS**

PRESIDENT'S REPORT (Vanessa): Received several emails.

- From Nanette Meckler... Recycling is available at the Sonoita dump every Friday and Saturday from 8 AM to Noon. This schedule will be added to the website and a notice will be posted at the mailbox cluster.
- From TIBU Construction... requesting info regarding building requirements in the POA. Vanessa sent CC&Rs to the builder and advised about the 1500 sq' minimum.
- From Jeff and Bev Renard... Requesting info about building a well house, size requirements. Vanessa provided CC&Rs and advised about required setbacks.
- Two email complaints from residents about being charged by loose dogs. Both residents were advised to contact animal control.
- In conversations with other POA Members, Vanessa reported having discussions with Veronica Hewitt about a trailer on her property, and with another member (Shari) about a trailer in her carport. Shari explained she uses her trailer as an office. She also has a friend staying there.
- Vanessa reported having a conversation with Tom Martin about his loose longhorn steer. The steer charged Vanessa's horses, injuring one. The longhorns have damaged fences and chased her dogs. The issue remains unresolved.
- The stop sign has been reinstalled on Rancho Ct. Pavement repairs have been made on Arco Iris Ct.

VICE PRESIDENT'S REPORT (Position vacant). No report at this time.

TREASURER'S REPORT (Eileen): Cash balances are: Checking \$3982.89; Savings \$18,154.63; Checks not deposited \$20.00; Total Annual Assessment \$3,173.00; Total Income & Gross Profit \$4,254.94; Total Expense \$451.58; Net Income \$3,803.36; Total Liabilities & Equity \$24,588.46. Short Q&A regarding delinquencies.

COMMITTEES REPORT (Karen): Karen provided a short, historic, overview of the ongoing "cattle issue." She also reported that she spoke with a resident who previously requested some help with her dog. The resident no longer requires the help. Also, Karen would like to add an appliance repair volunteer to the website. The volunteer is Fernando Moreno, Moreno's Appliance Repair, Rio Rico.

- VI. OLD BUSINESS** Committees Chair Karen moved to send the recently drafted "Trailer" letter to the resident at 48 Circulo Montana. Seconded by Vanessa. Motion approved unanimously.
- VII. NEW BUSINESS** Treasurer (Eileen) moved to increase the \$20 POA Transfer fee to \$40. Motion seconded and approved unanimously.
- VIII. NEXT MEETING DATE** March 22, 2022 at 6:00 PM
- IX. FINAL CALL TO MEMBERSHIP** No one present at this time.
- X. ADJOURNMENT** Meeting adjourned at 8:00 PM by Vanessa Register, President.