###### 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: 105 Lado De Loma Dr, Nogales, AZ 85621

Meeting Date & Time: 1/17/2023 6:00 PM

1. **CALL TO ORDER.** Meeting called to order at 6:10 PM by Vanessa Register, President.
2. **ROLL CALL.** Vanessa Register, Eileen Doolin, Robert Paulsen, Karen Rollins

**Guests:** Jim and Kathy Manwaring, Dana Hayes

1. **WELCOME AND CALL TO MEMBERSHIP.** Dana Hayes pointed out there are a number of AirBnBs operating within the Lake Patagonia Ranch Estates. She wondered if these businesses were operating in violation of CC&Rs which prohibit commercial businesses. Vanessa responded and stated that Santa Cruz County Zoning permits AirBnBs, plus the State of Arizona allows same. While the POA cannot prohibit AirBnBs, the POA can ask for the contact information of the property owner.
2. **APPROVAL OF MINUTES FROM PREVIOUS MEETING.** Minutes of theSept 27 meeting and the Annual Meeting of Oct 15 were approved by the BOD at the Dec 5 Potluck.
3. **OFFICER REPORTS**

PRESIDENT’S REPORT (Vanessa): The President’s Report included updates on mail and email list changes; correspondence with members; and a resolved architectural compliance issue regarding a shiny metal roof. The roof has been painted. Her report included the latest information regarding the Rio Rico – Harshaw Transmission Line Project. Vanessa reminded all to attend the Unisource Open House set for January 25, and that she and Alex will attend a meeting with POA-B and Unisource on January 20. Vanessa reported on efforts to include CC&Rs into title company and realtors buyer info packages, or add them into new property owner Welcome Letters. Also… Vanessa expressed accolades and many thanks to Kathy Manwaring and Eileen Doolin for the great job they did addressing, stuffing, and processing our mailings to the POA Membership.

VICE PRESIDENT’S REPORT (Alex): Alex was not present. There was no report.

TREASURER’S REPORT (Eileen): Cash balances are: Checking/Savings $21989.59; Total Accounts Receivable $3213.44; Total Income/Gross Profit $3450.00; Total Expense $32.80; Net Income $3417.20; Total Liabilities & Equity $25451.03. The Treasurer reported that assessment billing response was going well. Short Q&A.

SECRETARY’S REPORT (Robert): No report given.

COMMITTEES REPORT (Karen): No report given.

1. **OLD BUSINESS.** There was no Old Business
2. **NEW BUSINESS.** There was no New Business

1. **NEXT MEETING.** February 16, 2023 at 6:00 PM at 104 Lado de Loma Dr.
2. **FINAL CALL TO MEMBERSHIP.** No comments from the members
3. **ADJOURNMENT.** Vanessa adjourned the meeting at 7:30 PM