###### 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: 4/6/2023 6:00 PM

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

**Guests:** Kathy Manwaring

1. **WELCOME AND CALL TO MEMBERSHIP.** No response.
2. **APPROVAL OF MINUTES FROM PREVIOUS MEETING.** Karen moved, and Alex seconded, to approve the minutes of theJan 17 and Feb 16 meetings. Board approved.
3. **OFFICER REPORTS**

PRESIDENT’S REPORT (Vanessa): Vanessa reported on correspondence with a resident who expressed interest in building a second home on her property to use as a rental. Vanessa advised that rental homes are not permitted in the Lake Patagonia Ranch Estates. On another matter regarding exterior lighting with this resident, Vanessa advised her to adjust her outdoor lighting to aim in a more downward direction. The resident responded that she could not do that for safety and security reasons.

* Vanessa advised the Board to review the current Arizona rules on AirBnBs. Also, will post a notice on the website to AirBnB renters need to provide the POA with a local contact name and phone number.
* Vanessa reported on the sale of the property at 14 Baca Ct.
* Vanessa reminded the Board of the Line Siting Committee meeting of April 17-21. The meeting will be open for public comment at 5:30 PM on the 17th. She also announced she would host a meeting at her house on April 15 to go over the 9 factors the siting committee will consider during the hearing. This meeting will be open to both POA-A and POA-B members, and anyone interested from the general public.
* Vanessa discussed a need to explain to members of the POA why we developed and implemented the Escalation Policy. She asked the Board to develop an explanation letter to be mailed to all members of the POA.

VICE PRESIDENT’S REPORT (Alex): Alex reported on the fire on the property next door. The fire resulted from sparks from a failed power line, or “guy” wire. Alex and his wife were away when the fire broke out.

TREASURER’S REPORT (Eileen): Cash balances are: Checking/Savings $23921.76; Total Accounts Receivable $1521.44; Total Income/Gross Profit $3510.34; Total Expense $124.80; Net Income $3385.54; Total Liabilities & Equity $25443.20. The Treasurer also submitted the Balance Sheet for the year ending Dec 31, 2022 as well as the Budget Reconciliation for Jan – Dec 2022. Short Q&A. Alex move, Robert seconded, to accept the Treasurers Reports. The Board accepted the reports.

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

COMMITTEES REPORT (Karen): Karen gave an update on Jean-Marie’s previous request for help with some maintenance issues around her place. Alex helped with some auto-related service issues. For the time being Jean-Marie will not be seeking additional help.

1. **OLD BUSINESS.** There was no Old Business
2. **NEW BUSINESS.** Going forward the Board will discover how much money should be kept in reserve and what procedure to follow if money is to be disbursed to the members.

1. **NEXT MEETING.** May 11, 2023 at 6:00 PM at 105 Lado de Loma Dr.
2. **FINAL CALL TO MEMBERSHIP.** No comments from the members
3. **ADJOURNMENT.** Vanessa adjourned the meeting at 7:50 PM