

La Canada Norte
Homeowners Association
P.O. Box 641
Sahuarita, AZ 85629

LA CANADA NORTE HOMEOWNERS ASSOCIATION (HOA) ANNUAL MEETING OF JANUARY 12, 2019

The annual meeting of the La Canada Norte HOA membership was held on January 12, 2019 at the American Legion Post 66.

Call to Order

The annual HOA meeting was formally called to order by President Louis Butler at 1:10pm. Nine lots were represented. It was noted later in the meeting that President Louis Butler did not ask the Secretary to send out ballots for non-attendees at this annual meeting and that will be done for future annual meetings.

Reading of Minutes from Meeting 01/06/2018

The minutes of the last annual HOA meeting held on January 6, 2018 were read by Secretary Renee LeCours. It was noted that the name David Griffin/Griffen was used several times in the minutes instead of David Gifford. President Louis Butler asked if there were any other objections or changes to the minutes. There being none, a motion was made and seconded to approve the minutes with the name changes noted. The members voted unanimously to approve the minutes.

Treasurer's Report

Treasurer Joe Melhorn reported that as of December 31, 2018, the Total Liabilities and Equity is \$8350.54. The current bank balance is \$7283.77. Louis Butler stated that he received a letter questioning why we spent \$760.00 on landscaping at the gateways. He explained that tree trimming and weed removal required action by the HOA. In the past, some landscape work had been done by volunteers, specifically Terry Pickrell, but the HOA cannot expect this to be a routine practice. Secretary Renee LeCours noted a loss of the expense structure/categories in the Profit & Loss report. For example, landscaping expenses are showing in multiple categories including Office Expenses. Joe Melhorn explained that moving QuickBooks from a Windows computer to a Mac computer and back to a Windows computer has resulted in several problems with the expense categories and chart of accounts. Joe Melhorn stated that the expense amounts are correct, but the expense categories may need correction. Joe Melhorn will review the report and make the necessary corrections. Louis Butler stated that the Treasurer and Secretary now have Windows laptops that will be used for HOA business rather than personal computers. The laptops will be passed on to new officers as they change. The latest Windows QuickBooks version is on the Treasurer's laptop. President Louis Butler asked for a motion to accept the Treasurer's report with the corrections noted. A motion was made and seconded. The members voted unanimously to approve the report.

Committee Reports

Architectural Committee: Louis Butler reported for the Architectural Committee. Review of our properties shows we still have some problem areas, such as empty houses with weeds. We do have bigger lots and this helps our neighborhood show well compared to new neighborhoods with smaller lots. However, we still need to maintain our properties. Louis Butler reported that Linda Mangini has volunteered to be on the Architectural Committee which will help share the responsibility for committee activities. Participation is welcome.

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Old Business

Speed bumps: Previously, a Speed Bump Committee had done extensive work on this initiative by meeting with the Town, getting bids, etc. The HOA membership had been polled and at least 60% had voted for speed bumps. Rick McCallum and Louis Butler have both visited the Town of Sahuarita several times as well. They had been told that the Town had new guidelines for speed bumps in the works, but nothing has been finalized.

Rick McCallum recently met again with the Town and shared the results of that meeting. La Canada Norte does not own the streets in our neighborhood. They are town streets and the Town discourages speed bumps. The Town provided a list of reasons for discouraging speed bumps, including:

- They are hard on bicycles.
- People try to go around them and pull to the right to do this, which can be a safety issue.
- People slow down for the speed bump and then accelerate which can be a noise issue.
- Sometimes people speed between speed bumps.
- EMS doesn't like them as it is hard on their equipment and slows down their response time. In our neighborhood we don't have fire hydrants, requiring tanker trucks which are extremely heavy.
- It pushes traffic to adjacent neighborhoods.
- Street sweepers can't go over them.
- Unsafe for motorcycles.
- When you repave, you have to replace them.

The Town also brought up that the HOA would be responsible for paying for a traffic engineer to do a survey at the cost of \$1500 - \$2000. The estimate for 4 speed bumps would now be \$6000 including the survey and we only have \$7283 in the bank. So we may need an assessment or reduce the number of speed bumps.

Discussion followed on the number needed and possible locations (2 on Paseo Famoso, 1 on Colorete, 1 on Compadre), as recommended previously by the Speed Bump Committee. To proceed with speed bumps may require re-polling the HOA membership with more information on cost, need for traffic engineer survey and possible changes in number of speed bumps and locations. We would also need to go back to the Town with a proposal and ask them if they would approve speed bumps if the survey indicated they are appropriate.

Rick McCallum reported that the Town has repeatedly suggested that speed is really the problem and this would be an enforcement problem. It was reported by several members that police have been seen patrolling the neighborhood more frequently. Rick McCallum and Louis Butler also suggested to the Town that a 3-way stop sign be installed at Colorete/Paseo Famoso. This was unacceptable to the Town. Signs for limiting through traffic, children at play or preventing trucks going through can be problematic too. William Hong reported that he has noticed more litter with the increase in traffic. Jim Mangini said that speed is really the issue. The construction trucks will be temporary as the new neighborhood to the east gets built out. Rick McCallum reported that the Town did have traffic engineers talk to construction companies and ask that cement trucks not go through our neighborhood. Bill Grinley related that he had initially been in favor of

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speed bumps, but noted that it does seem to bring the overall appearance of a neighborhood down. Also, any trucks with loads can create excess noise and litter as the load shifts going over the speed bumps. He feels that it is unlikely that speed bumps will decrease traffic as drivers typically look for the shortest distance in a straight line.

After much discussion, Louis Butler asked the members present whether they were interested in continuing with the speed bump initiative. Members present voted unanimously that they did not want to pursue the speed bumps as a method of traffic control.

The idea of a stop sign at Colerete was also discussed further. William Hong stated that there will be the same problem with noise when drivers stop at the sign and then accelerate. He has not noticed speed to be an issue. He feels it is the increase in traffic and a stop sign will not affect that. Discussion followed and then a motion was made and seconded to investigate the possibility of a stop sign at Colerete/Paseo Famoso. After a vote of members present, the motion did not carry (3 yes, investigate; 5, do not investigate; 1, abstain).

New Business

Secretary Renee LeCours reported that she had cleaned up the HOA website and noticed something that needed to be brought up at this meeting. The website domain and builder were obtained in April 2016 and cost \$200-\$300 for a 3 year subscription. The subscription is up for renewal April 2019 and the account was set up under Terry Pickrell with his email address and phone number. There is also a credit card listed on the account and it is set up for automatic renewal. It is unknown if this credit card is personal or an HOA credit card. Several members stated that the cost seems excessive and there are more economical ways to maintain the website. The website does monitor traffic, but Renee LeCours stated she did not have information on number of hits, etc. Joe Melhorn will follow up on the credit card/automatic renewal. A motion was made for Joe Melhorn to investigate a new website builder and to use bank account draft instead of a credit card to pay for the service. The motion was seconded and the vote was unanimous in favor. Renee LeCours also noted that electronic files of the Bylaws and CC&R's are probably on Terry Pickrell's computer. These need to be added to the Secretary's laptop. Joe Melhorn will follow up with Terry Pickrell.

Renee LeCours stated that the secretary and website manager duties are currently combined. However, it is asking a lot for the secretary to be knowledgeable in computers, Microsoft WORD and a website builder. William Hong noted that the website is essential and helpful but cannot replace US mail for effective communication within the HOA. Joe Melhorn agreed to manage the website with the request that anything to be posted should be sent to him. He will not develop new content. A motion was made to have Joe Melhorn manage the website and was seconded. The vote was unanimous in favor.

Officer Vacancy (Secretary)

Louis Butler stated that the current Secretary has resigned and a new one needs to be found ASAP. After discussion regarding lack of volunteers for the position, suggestions were made to put the vacancy on the

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website, use a high school intern, pay a member or hire someone. Bill Grinley suggested sending out a vacancy notice. Jan Melhorn suggested obtaining email addresses from all HOA members. A motion was made to send a letter out to the members to announce the vacancy and request the best way to communicate with members (i.e. request email address). The motion was seconded and approved. Board members will work on the letter and mailing.

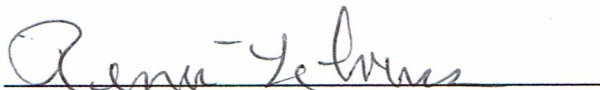
Board Member Vacancy

Nominations were requested from the floor. Louis Butler stated that Linda Mangini wants to be on the Architectural Committee, but this is a Board appointment and not a Board member. Duties of the Board were reviewed, as well as duties of the Architectural Committee. Linda Mangini was approved by the Board to be on the Architectural Committee. Rick McCallum and David Urbaniak remain on the Board. Bill Grinley was nominated to be on the Board and the vote was unanimous in favor.

Motion to Adjourn

President Louis Butler requested and received a motion to adjourn, with a second. The motion carried and the meeting was adjourned at 1:29pm.

Respectfully Submitted,



Renee LeCours
Secretary



Louis Butler
President