

LA CANADA NORTE HOME OWNERS ASSOCIATION (HOA)  
ANNUAL MEETING OF JANUARY 18, 2014

The Annual meeting of the La Canada Norte HOA was held on January 18, 2014 at American Legion Post 66.

Ten addressees were represented in person and three addresses by proxy.

The meeting was called to order by HOA President Louis Butler at 1:05 p.m.

Minutes of last HOA annual meeting (1/26/2013) were read by secretary Terry Pickrell. Louis Butler made a motion the minutes be approved as read, seconded by David Gifford, approved by majority vote.

Treasurer Renee Le Cours distributed copies of the treasurer's report and explained the entries to all attendees. There were questions and discussion by several members regarding various expenditures on the report including legal fees, repairs and maintenance, electricity, tax preparation, the amount of carry over funds from previous years, expenditures last year in comparison with previous years, and if there was a requirement for maintaining a minimum amount in the HOA bank account. The president provided some explanations for his decisions in making some of the expenditures. David Gifford then recommended the treasurer's report be accepted as read, seconded by Richard McCallum, approved by majority vote. Renee also announced that she would continue as treasurer for this year and then the HOA needed a replacement. It is going to be hard for the HOA to find a replacement of her caliber.

Committee Report: The Architech committee consists of Louis Butler, Ronald Eaton, and Cass Morgan. The Architech committee had no report. There were no other committees.

Old Business: Nothing was reported under old business.

- New Business: (not necessarily in order)

1. Board Member Vacancy: Louis Butler announced there is supposed to be three members of the BOD the board of directors (BOD) and currently the BOD only has two members which were himself and Susan Pickrell and ask for volunteers. Richard McCallum volunteered was nominated, nomination seconded, and was voted a board of director by majority vote (secretary missed nomination and seconding names in notes). (Secretary's note: board members are elected for three year terms)

2. A discussion was continued on the issue of legal fees spent on having a trailer removed from a property on Paseo Del Compadre. Louis Butler told attendees that the owner of the property had never given their renter copies of the CCRs and by-laws. The attendees were unanimous that the property owner is responsible for providing copies of the CCRs and by-laws to their renters. The President indicated there would not be a charge for the legal fees to the property owner.

3. Pole lights: Attendees agreed that pole lights provide security and ambiance throughout our community and it is the responsibility of each property owner to insure they are in working order.

4. Establish a means for formal and informal communications with property owners other than mailings: After much discussion by attendees and comments from the president a motion was made by David Gifford and seconded by Douglas Vaughn that this matter should be a subject for the new committee which was to be formed at this meeting. Douglas Odlaug then presented a copy of an amendment to the CCRs which was unknown to most attendees. A copy was given to Louis Butler and the secretary will distribute it with the minutes of this meeting.

5. New committee: There was discussion about establishing a new committee to determine an approach, take action, and execute solutions regarding the following matters.

(1) Provide a listing of all ownership including lot numbers, corresponding addresses, owner names, phone numbers, email addresses, and a column for comments. The comments column will be for insertion of any renters and contact information, if owner would like to receive informal and/or formal information and notices from the BOD, president, treasurer, secretary, and committees.

(2) Provide task descriptions for the committee.

(3) Review the CCRs and by-laws for updating.

(4) Any other matters of interest the committee might address as a result of this HOA meeting.

President Louis Butler ask if there were any for volunteers for the committee. Douglas Vaughn, David Gifford, Douglas Odlaug, and Terry Pickrell volunteered to be on the committee. Richard McCallum made a motion that the committee be formed consisting of the four volunteers, seconded by Susan Pickrell and approved by attendees.

6. Secretary Terry Pickrell reported he still had not received any HOA records held by the previous secretary. President Louis Butler said he thought the previous secretary had passed them after he told him to do so and he would contact him again.

7. Unleashed pets: The attendees discussed this matter and it was determined that property owners should contact the police with details.

8. Stuffing envelopes: The attendees discussed matter after it was presented by the president. David and Betsy Gifford and Douglas Vaughn volunteered to assist in the future.

9. Treasurer Renee said she would provide a description of the treasurer's duties for the purpose of enlightening the any future treasurer.

10. Louis Butler reported that if the HOA wanted signs posted regarding speeding, children at play, etc. the BOD needed to present the proposal to the City of Sahuarita.

11. President Louis Butler presented an intention of the BOD to increase the HOA dues by \$5.00 per year for anticipated increases in legal fees, taxes, and electric. There was much discussion about the matter and the census of opinion by attendees was that the BOD did not need to raise the HOA dues and that steps could be taken to reduce expenditures..

12. Mail box theft/tampering: It was reported by some attendees that they had experienced mail box theft and tampering. All agreed to pass the word.

13. Solar lighting: It was suggested that it might be advantageous for the HOA to investigate the possibility of using solar for the lighting at the entrances to our community. This should be a matter for the BOD to investigate.

A motion was made by President Louis Butler that the meeting be adjourned, seconded by Douglas Vaughn and approved by attendees.

Submitted by



Terry J. Pickrell  
Secretary