

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

**LA CANADA NORTE HOMEOWNERS ASSOCIATION (HOA)
ANNUAL MEETING OF JANUARY 11, 2020**

The annual meeting of the La Canada Norte HOA membership was held on January 11, 2020 at the American Legion Post 66.

Call to Order

The annual HOA meeting was formally called to order by President Louis Butler at 1:05 p.m. Nine lots were represented.

Reading of Minutes from Meeting January 12, 2019

The minutes of the last annual HOA meeting held on January 12, 2019 were read by Treasurer Joe Melhorn. President Louis Butler asked if there were any corrections or changes to the minutes. There being none, a motion was made and seconded to approve the minutes. After a reminder from President Louis Butler that there is only one vote per lot, the members voted unanimously to approve the minutes.

Treasurer's Report

Total liabilities and equity as of October 31, 2019 was \$7,688.97. As of December 31, our checking account balance is \$6,227.26. Dues have been received from 36 of 50 lots. Treasurer Joe Melhorn explained that in the past our fiscal year ran from November 1 through October 31. The bulk of our income is received in the months of December, January and a few into February, so if a calendar year is used for our fiscal year, we would be receiving 2020 dues partly in the previous calendar year and partly in the current calendar year. By shifting to a fiscal year of November 1 to October 31 to report, all of our dues are received in the same fiscal year. This had been done in the past, but for a period of time had been reported on a calendar year. We have now returned to using the fiscal year November 1 to October 31. President Louis Butler called for any questions. Renee LeCours asked about lot transfers, and about categories listed under "Expenses" on the Profit and Loss Statement, specifically the difference between "Other Office" and "Office Expenses – Other" under "Office Expenses," and between "Website" and "Website GoDaddy.com." Treasurer Joe Melhorn responded.

A motion was made by Treasurer Joe Melhorn and seconded by Dan Sumerfelt to accept the Treasurer's report with corrections made. The members voted unanimously to approve the report.

Committee Reports

Architectural Committee: Jan Melhorn asked why three letters were sent out about trash and camping trailers, and expressed concern about a "Big Brother" mentality by the Architectural Committee. She was unhappy that President Louis Butler had signed the letters. President Louis Butler explained that it is necessary for an HOA to follow certain procedures to protect itself, and apologized for the offending letter. Rick McCallum reported that the Bylaws have been changed to reflect a 72 hour grace period for campers. Justin Oberg inquired why closed door meetings are held when the Bylaws are changed, without HOA members being notified or having a vote. President Louis Butler responded that to change the CC&Rs, 60% of the homeowners have to approve the change, but the Board can change a Bylaw, as it did on the camper issue, and homeowners were notified by a letter. Discussion followed, with the suggestion that homeowners receive a phone call before a letter is sent out, when possible. Jan Melhorn offered to assist on the Architectural

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

**LA CANADA NORTE HOMEOWNERS ASSOCIATION (HOA)
ANNUAL MEETING OF JANUARY 11, 2020**

Committee. Justin Oberg also offered to help. Discussion follows on HOA and non-HOA neighborhoods and the effect on property value, appeal and neighborhood appearance. President Louis Butler reviewed the history of the CC&Rs regarding RVs on the property. Justin Oberg made a motion to revisit the RV rules in the HOA community, seconded by Jan Melhorn.

CC&Rs, Article 7, Other Restrictions, Secs. 6 and 7 were read by Joe Melhorn regarding motorized and non-motorized vehicles on properties.

Old Business:

President Louis Butler informed members that the Town of Sahuarita has picked up at least 26 new businesses. An office complex is being built at La Canada and Sahuarita Road. Someone is looking at the lot across from that development, perhaps Lowes or Home Depot. The hospital is well under way now between the freeway and the town hall. Doctors' offices may be built around the hospital. The Green Valley hospital has been in the red for some time, but is still in business. The road coming from Quail Creek to the shopping center has been put on hold by the Town of Sahuarita. 2,200 to 2,300 new homes will be built in Quail Creek to the north of the restaurant. Then they want to build on the other side of the street coming from La Posada and eventually redo that street to connect with the street by the new Circle K. They are still trying to come up with a connecting road project between I-10 and I-19. The Town of Sahuarita started with 1,200 people in 1994, and it's up to 40,000 now. There is still room to grow east of Quail Creek.

Board Member Vacancy

Justin Oberg asked if there is a Board member vacancy this year, and volunteered to fill the opening. There is one vacancy, as David Urbaniak has moved away. A motion was made and seconded that Justin Oberg be elected to the Board. The motion carried unanimously. All Board members are going off at the end of this year so President Louis Butler, Rick McCallum and Bill Grinley will be up for reelection.

New Business:

Bill Grinley brought up the subject of holiday decorations and what is appropriate. He noted that in the new adjacent neighborhood it appeared homeowners were competing with each other with Christmas decorations, and perhaps we should consider this issue as the demographic changes. Linda Mangini commented that if more homeowners would come to the meetings we could have a more inclusive and meaningful discussion. Dixie Eaton stated that this is a very subjective topic - what is appropriate to one person may be very different to another. Justin Oberg agreed. Discussion followed. President Louis Butler stated that Christmas decorations have a religious connotation and could be considered a 1st Amendment Constitutional issue. There is nothing in the current CC&Rs that addresses any holiday decoration parameters or guidelines at this time. Renee LeCours suggested that this discussion be included in the minutes as a consideration for the future, or in the alternative, that a motion be made to turn the issue over of the Architectural Committee. President Louis Butler requested that this be put into the minutes as a footnote.¹

1 There is no action taken here, nor will it have to be read and approved. It is simply here for information and possible future discussion or action.

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

**LA CANADA NORTE HOMEOWNERS ASSOCIATION (HOA)
ANNUAL MEETING OF JANUARY 11, 2020**

An inquiry was made about parking on the streets, which are owned by the Town of Sahuarita, not the HOA. Discussion followed. President Louis Butler made a motion to consult the Town about what the parking ordinances are at this time, seconded by Joe Melhorn. The motion carried with 7 votes. President Louis Butler will check with the Town.

Motion to Adjourn

President Louis Butler requested and received a motion to adjourn, with a second. The motion carried unanimously and the meeting was adjourned.

Respectfully Submitted,

-
Bill Grinley
Mary Olson
Secretary



Louis Butler
President