

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

LA CANADA NORTE HOMEOWNERS ASSOCIATION (HOA)

ANNUAL MEETING OF JANUARY 22, 2022

The annual meeting of the La Canada Norte HOA membership was held on January 22, 2022 at the American Legion Post 66

CALL TO ORDER

The annual HOA meeting was formally called to order by President Louis Butler at 10:07am. Fifteen lots were present.

READING OF MINUTES FROM MEETING JANUARY 11, 2020

The minutes of the last annual HOA meeting held on January 11, 2020 were read by Board Member, Rick McCallum. It was noted by President Butler, that we did not have an annual meeting last year, 2021, because of Covid. President Butler asked if there were any corrections or changes to the minutes. There being none, a motion was made by Ryan Best and seconded by Dan Sumerfelt to approve and accept the minutes as read.

TREASURER'S REPORT

President Butler stated that it is was not necessary to read the treasurer's report since each lot had received a copy. He also stated that this year's report was a very comprehensive report.

President Butler made a correction to the Treasurer's report. The bank, Bank of America, will now be charging the La Canada Norte HOA a fee of \$16.00 per month to maintain the account. President Butler called the bank and the way the HOA can avoid this charge is to split the funds, half in checking and to open a saving account with the other half. As long as the amount of the combined two accounts total \$5,000.00, the fee will be waived. President Butler and Joe Melhorn will have to go to the bank to accomplish this.

President Butler recommends that Linda Mangini should be given a credit card to handle the HOA and Architectural committee expenses. She must be present at Bank of America with the President and the Treasurer in order to receive a credit card.

A motion was made by President Butler and seconded by Rick McCallum to accept the Treasurer's report with corrections made. The members voted unanimously to approve the report.

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COMMITTEE REPORTS

Architectural Committee: Linda Mangini gave an accounting of how the architectural committee operates, stating what supplies were used each time a notice to all homeowners and violation letters were mailed. Linda explained that "Welcome to the Neighborhood" letters were sent to all new homeowners which included nine additional enclosures. These letters are sent in an effort to promote good will among the community informing the new homeowner of the CC&R's.

Linda Mangini also stated that since the secretary was only here six months out of the year, and because of Covid, she had been called upon to type and mail all of the correspondence to homeowners, board members and Architectural committee members. She stated that receipts were provided for review.

A report was also given by Linda Mangini which included the ratio of 55 and over, approximately (90%) as well as 55 and under approximately (10%) of homeowners in the community. A notation was made that as of this past year the highest selling home in La Canada Norte sold for \$345, which was the most any home has sold for within the community. This is a plus for all homeowner's property values.

Adam Stuflick volunteered to become a member of the Architectural Committee, Linda Mangini, Chairman accepted.

OLD BUSINESS - No action items.

NEW BUSINESS

Bill Grinley stated that he felt that the La Canada Norte HOA should not be paying for lawyers' fees for homeowners that have a dispute with the HOA. In the past year the HOA paid out the sum of \$1200.00 for lawyers' fees. Bill Grinley stated that it is not fair to other HOA homeowners to pay for another homeowner dispute. President Butler stated that a letter to all homeowners will be sent stating this (see enclosed). The La Canada Norte HOA will no longer pay attorney's fees for any homeowner dispute, that the dispute will be handled by the attorneys.

President Butler noted that he thought the La Canada Norte community looked very good. He compared the community to Quail Creek and the Springs.

President Butler stated that he has been in contact with a number of other HOA President's within the Sahuarita and Green Valley area. He noted that the La Canada Norte II (across the street) does not send letters of violation to their homeowners, as we do, but instead meets with the new homeowner and goes over their HOA By-laws and CC&R's. When the homeowner violates the CC&R's they are fined immediately.

President Butler stated that there were a few new buildings in town. He wishes that Sahuarita would have a new dine in restaurant as opposed to fast food. President Butler stated that he had been to the new North West Medical Center in Sahuarita and that he gave it an excellent rating.

BOARD MEMBER VACANCIES: TAKING NOMINATIONS FROM THE FLOOR

Linda Mangini made a motion to nominate Louis Butler for president, seconded by Katie Ophoff, a vote was taken. Thirteen votes out of fifteen present, were counted in favor of Louis Butler for President, the motion was carried. Applause was given to President Butler.

Renee LeCours made a recommendation that the present board should be asked and voted in first before any new members are considered. President Butler agreed. He then asked the existing board members, Rick McCallum, Bill Grinley and Justin Oberg if they wanted to continue on the board, all agreed that they would.

President Butler then called Joe Melhorn at home, (Joe was home with bronchitis). Joe Melhorn was asked if he would like to remain as a board member, Joe Melhorn agreed that he would.

Questions were asked of the prospective board members:

Ryan Best asked Bill Grinley what he does as a board member. Bill Grinley replied that the board discusses changes in the rules that govern the HOA, i.e., implemented the 72hour RV rule as well as the storage behind the wall rule.

James Mangini asked Justin Oberg, having known that you had a personal agenda when you joined the board, do you have an agenda now. Justin Oberg stated that he doesn't have an agenda, that he wanted to continue to help the neighborhood. James Mangini asked are you interested in a petition to change the CC&R's. Justin Oberg stated that someone came to his door to sign a petition and he signed it without knowing what it was. James Mangini said are you saying that you never asked anyone to sign a petition to change the CC&R's, Justin Oberg said "I did not". James Mangini asked, was it you that cost the HOA \$1200 in lawyers' fees, Justin Oberg said that he rather not answer that question. President Butler stated that yes, it was Justin Oberg

Nominations were taken from the floor and votes were counted. Joe Melhorn 12 votes, Rick McCallum 12 votes, Bill Grinley 11 votes, James Mangini 11 votes, Adam Stuflick 9 votes and Justin Oberg 5 votes.

The following Board members were voted in: Joe Melhorn /Treasurer

Rick McCallum, Bill Grinley and James Mangini/Board Member

MOTION TO ADJOURN

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

Respectfully Submitted,

Mary Olson, Secretary

Louis Butler, President