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Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, May 14, 2024 at 6:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Jim Davis , President	X	Sarah Kiernan , Managing Agent
X	Jennifer Zehr , Vice-President		
X	Casandra Maynard , Secretary/Treasurer		
X	Terry Davis , Member at Large	X	Independent Contractor
X	Helen Steinman , Member at Large		Joan Groom , Meeting Minutes
	Owners Present		
X	Linda Head	X	Mary Risberg
X	Philanne Burke	X	Kathy Hawkes-Smith

I. Call to Order

The meeting was called to order at 6:00 PM. after establishing a quorum.

II. Homeowner Input

None

IV. Minutes Approval

A motion was made and seconded (T Davis/Zehr) to approve the April 9, 2024 Board Meeting Minutes as presented. Motion passed.

V. Financial Report (*Sarah Kiernan*)

April 2024 Financials

Operating Account	\$ 90,343.99
Reserve Account	\$293,331.97
Total Assets	\$383,675.96

CD 7125 expired on 5/7/24 and was renewed for 6 months at 5%.

Income: Dues income under budget by \$11,564.66. We have quite a few past due accounts and several accounts that haven't updated their auto pay amount. We are reaching out to owners.

Total Expenses: Under budget by \$738.69.

Transfer: Our monthly transfer is \$4,777.58.

V. Reports

A. Landscape Report (*Sarah for L. Head*)

Activities in Progress:

The Landscape Committee has not met this past month.

- Irrigation issues continue, but monitoring has been done by the Committee and Sarah. She will be able to get the Board up to date on progress. We need this irrigation to be functioning correctly as we move into Spring and Summer.

Activities Completed:

- Clean outs have been completed. The clean out along Via Palomita has really helped our new desert willows. They are now a focus of that strip along Via Palomita. Committee members have had some compliments from members of Las Palomitas and also members of other communities within La Paloma. A board member from Paloma Vista walking through our neighborhood stopped a committee member to compliment us. The clean out between Chiquiri and Mirillo has taken this area back to the way it looked 15 years ago. Three saguaros from common areas were transplanted to the entrance. Gill Property Solutions did a fantastic job of both of these clean outs. They were not expecting the amount of debris they pulled out. They had to order more roll offs than they expected. They trimmed the trees and vegetation in both of the areas to help them remain healthy and beautiful. Our common areas need to be maintained and periodically these clean outs need to be scheduled. These areas have gone for over 10-15 years with no maintenance. Please see photos attached.

Recommendations:

- 1. Irrigation issues are now a high priority.** We recommend doing all that is necessary to get the system up and running. We learned today it was a multi issue problem. They replaced the master valve and other valves and swapped out the control panel. Now it is down to wiring issues. But Linda can now manually run the system and was advised to run it for 4 hours twice a week. Jennifer suggested sending watering schedule out to the community.
- 2. Remaining common area cleanouts continue to be a priority.** The Landscape Committee would encourage the Board to O.K. as much of this work as we can afford. There should be no further requests this year, outside of tree work, some of which is in the budget already.

Jim commended Linda on the work she has been doing the past few weeks.

Management Report (*Sara Kiernan*)

In Escrow

4/1/2024 to 4/30/2024

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
None					

DRC Submittals:

Lot 133 – Burke – Front Yard Plantings – Approved.
Lot 153 – Klaudt – Garage Door Vents – Approved.
Lot 186 – Scanlan – Front Yard Plantings – pending
Lot 175 – Kirz – Front Yard Plantings – pending
Lot 176 – Bounds – Tree Planting -- pending

Tow Signs

The new signs have been delivered but will not completely cover the old signs once the top layer has been removed, so we will need to paint over the rusted part prior to attaching the new signs. Sarah has a handyman who could do that. Board gave approval for cost of up to \$500.

Irrigation continues to be an issue. We spoke with multiple irrigation experts who recommended we call Drip Doctor. We are currently working with Drip Doctor and Monsoon Irrigation to find the issue. Don with Drip Doctor discovered a rusted Backflow valve that he is able to replace, but backflow inspection needs to take place as he believes the backflow needs to be cleaned out. Our mandatory backflow inspections are scheduled for June and an earlier appointment wasn't guaranteed.

Out of Office

Sarah will be out of the office June 21 – July 1st. If there is an emergency, please call Pinehurst office.

VI. Old Business

A. Parking Space Striping & Roadwork

- Tucson Asphalt - \$34,606.16; Roadrunner - \$21,890.93; Sunland – \$32,177.00 – Terry suggested Sunland.
- The Board discussed whether to do the roads this year or wait until next year. Sarah reported the roads need to be repainted now and that it is good to have roadwork done on schedule. She recommends Sunland because their product contains minerals that help preserve the coating and

to schedule it as the Reserve Study recommends this year or next. She will check scheduling with Sunland.

A motion was made and seconded (Zehr/T Davis) to approve Sunland to do the roadwork. Motion passed.

B. Insurance – Loss Control Inspection/bids/deductible

- The Board agreed to raise the deductible for water to \$25,000 when the policy renews in November. In the interim, homeowners will be notified they will need to adjust their individual home insurance policies. HOA insurance agent Scott McLaughlin had said he would work with the individual homeowners' agents to assure there is the correct language in those policies.
- Sarah reported trees on homeowner's property should be trimmed to the specified 15 feet of roof. She prefers to educate homeowners rather than sending violation notices. She doesn't think the insurance company will penalize LPAL for trees in homeowners' back yards since we did what was in our power to comply. She has not heard anything back since sending proof that the trees specified have been trimmed and will follow up.

VII. New Business

A. Mesquite Tree Risk Assessment – Paloma Primera

- Sarah reported the Community Manager of Paloma Primera communicated that there was concern the mesquite tree on the corner of LPAL property would fall and asked to have it removed. Cost would have been \$650. We had a risk assessment done and if the tree did fall, the damage to the sign would be minimal. But because the tree was propped 3 years ago and the roots have since gone deeper, the arborist didn't think it would fall. If we take the tree out, we would need to plant something there. Sarah sent report to Paloma Primera and their Board had no further comment.

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B. Common Area Cleanup

- We are moving along with this program, but need to get irrigation repaired first. Bid for next area is around \$7,000.

Linda commended Sarah on her skill in dealing with issues and people.

VIII. Next Meeting

June 11, 2024 at 6 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (T Davis/Zehr) to adjourn the meeting at 6:46 PM.

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