

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting
December 19, 2011

Present: Terry Davis, Gloria DeVore, Larry Westberg and Bill Falsgraf. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Ray Soule

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:05 p.m.

Homeowner Concerns

- No Discussion

Approval of Minutes

A motion to approve the November 21, 2011 meeting minutes as written was made by Bill Falsgraf, seconded by Larry Westberg and passed with a unanimous vote.

Financial Report

- The November 30, 2011 financials were included in the Board packet.
- Delinquencies were discussed.

A motion to approve the November 30, 2011 financials as presented was made Larry Westberg, seconded Gloria DeVore and passed with a unanimous vote.

Committee Reports

ARC

- No Report

Landscaping

- No Report

Management Report

- A written report was included in the Board packet.
- The water auditor will inspect the irrigation system to determine the condition. He will give a recommendation and determine if the Association can participate in the rebate program. The Association can qualify for up to \$10,000.00 through the rebate program.
- The Board discussed changing to a xeriscape to reduce water usage.
- The new spa motor pump was installed.
- The Board agreed to allow a relative of Dee Winsky to park in guest parking.
- The pool will be turned off in January 2012.

Violation Report

- A violation report was included in the Board packet for review.

- The Board discussed lot 190, 4040 E Via Del Mirillo, that has debris on the roof that could blow off and cause damage to neighboring properties.

Unfinished Business

Pepper Trees on Via Palomita

- The landscapers are addressing the pepper trees.

Annual Meeting Date

- The Annual Meeting is scheduled for January 30, 2012 at Catalina Foothills High School.
- The Board discussed possible candidates.

New Business

Irrigation Valve Cover Approval Ratified

A motion to ratify the cost for the irrigation valve cover was made by Gloria DeVore, seconded by Bill Falsgraf and passed with a unanimous vote.

Violation Enforcement Policy

- The amended Violation Enforcement Policy was provided for the Board to review.
 - The new policy requires the Homeowner to contact LMR to schedule a hearing.
- A motion to adopt the Violation Enforcement Policy as submitted was made Larry Westberg, seconded by Gloria DeVore and passed with a unanimous vote.

Next Meeting

- The next Board meeting is scheduled for January 16, 2012.

Adjournment

With no further business to discuss, a motion to adjourn at 4:05 p.m. was made, seconded and passed unanimously.

Respectfully Submitted,
Kolleen K Weber, CMCA
Community Association Manager
For Las Palomitas Homeowners Association