

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting

November 17, 2014

Present: Ray Soule, Terry Davis, Monica Manning, Bill Falsgraf and Gloria DeVore. Also present was Mandi Bates with Lewis Management Resources, Inc.

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order at 3:05 pm

### **Homeowner Concerns**

- No Discussion

### **Hearings**

- No Hearings

### **Approval of Minutes**

**A motion to approve the October 20, 2014 Board Meeting minutes as amended, was made by Monica Manning, seconded by Ray Soule and passed with a unanimous vote.**

### **Approval of Special Meeting Minutes**

**A motion to approve the October 23, 2014 Special Meeting Minutes as amended, was made by Terry Davis, seconded by Monica Manning and passed with a unanimous vote.**

### **Financial Report**

- The October 2014 financials were reviewed with those present.
- Budget variances were reviewed.
- Delinquencies were discussed.
- The Board discussed the increased water usage due to irrigation leaks and uncorrected pool problems.

**Ms. Bates was requested to send the 2014 water invoices to the Board for review.**

**A motion to approve the October 2014 financials was made by Ray Soule, seconded by Terry Davis and passed with a unanimous vote.**

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- The Board discussed hiring a third party consultant to manage the irrigation installation project.

**Ms. Bates was requested to get bids for the third party company.**

#### Pool

- Pool equipment room light switches are being tampered with.
- The pool thermostat is broken and needs to be replaced.
- Sovereign needs to be contacted to fix sensors and exhaust fan.

**Ms. Bates was requested to get a bid from Sovereign to fix or replace the exhaust fan and tie into sensors if possible.**

- The pool ramada has some broken tiles.

**Ms. Bates was requested to ask Jerry Hubbard if he can replace the roof tiles.**

#### Management Report

- A written report was included in the Board packet.
- A bid to replace the irrigation was obtained and provided for review.

**Ms. Bates was requested to obtain two more bids.**

#### **New Business**

##### South Wall

- The yellow Prickly Pear cactus needs to be trimmed and sprayed with soapy water.

##### Annual Meeting

- The location for the Annual Meeting was discussed.

**Ms. Bates was requested to contact Catalina Foothills High School to schedule a room for Wednesday, January 28, 2015**

##### Homeowner Roster

- The Master Association puts out a directory. Is there any law prohibiting this practice?

**Ms. Bates will gain legal opinion on whether or not an association has the right to publish, for it's on homeowners use, a directory with phone numbers.**

##### Pool Restroom Cleaning

- The pool restrooms have been a mess and need cleaning along with the doggie stations.

**Ms. Bates was requested to ask Blue Point Pools to include cleaning the restrooms and doggie bins as a part of their contract.**

##### HOA Website

- The Board discussed making sure the agenda is posted to the website
- There are only thirteen homeowners that are registered to the website. The Board discussed reasons to register; minutes, budget, agendas and board meeting dates.
- The Annual Meeting letter should include verbiage on how to register and emails will be sent for any homeowners whom we have current emails.
- The Board discussed the fact that once items are posted they are hard to find based on their labeling.

##### **Next Meeting**

- Annual Meeting: January 28, 2014 – Catalina Foothills High School at 6:00pm for sign in and the meeting will start at 6:30pm.

##### **Adjournment**

**With no further business to discuss, a motion to adjourn the meeting at 4:31 p.m. was made by Monica Manning, seconded by Terry Davis and passed unanimously.**