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**Las Palomitas Homeowners Association  
Board Meeting Minutes**

**Tuesday, October 22, 2019 at 4 PM**

Catalina Foothills Church, 2150 Orange Grove Rd, 405-7

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***Board: Present***

- X Terry Davis**, President
- X Jim Davis**, Vice-President
- X William Falsgraf**, Member at Large

***Staff:***

- X Donna Wood**, Managing Agent
- X Joan Groom**, Meeting Minutes

**Owners Present**

- X Karen Kirwood, Lot 150
- X Sarah Frieden
- X Joyce Barkley, Lot 131

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**I. Call to Order**

The meeting was to order at 3:59 p.m. after establishing a quorum present.

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**II. Homeowner Input**

- Sarah Frieden reported the sewers are reeking. Donna responded they are sprayed once a year and will give Sarah the number to call. Sarah also asked the procedure for replacing a window. Donna will forward an ARC form to her. In response to inquiring about parking for overnight guests, Donna said they need a guest pass displayed on their dashboard at all times.
- Karen Kirwood inquired about the procedure for putting awnings out. Donna responded any changes to the exterior of the house need approval by LPAL and the Master Association. Karen also mentioned the parking issue again and Donna responded we diligently working on this ongoing issue.
- Joyce Barkley was happy to see landscapers doing pre-emergent yesterday.

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**III. Minutes Approval**

**A motion was made and seconded (J. Davis/Falsgraf) to approve the September 24, 2019 Board Meeting Minutes as amended. Motion passed.**

Correct spelling of Terry's last name.

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**IV. Financial Report (*Donna Wood*)**

**September Financials**

Current Assets	\$ 60,292.11
Reserve Assets	\$ 196,643.61
<b>TOTAL ASSETS</b>	<b>\$256,935.72</b>

- **Income:** We have collected more of our delinquent funds.
- **Title Transfer Income:** We have received \$100 from homes being sold in September, translating to 11 homes being sold since January.
- **Administrative Expenses:** We are slightly over budget by \$30.88. YTD we are running over budget due to the increase in the Master Association dues after we had already established our budget.
- **Maintenance** and repairs are running over budget by about \$53 mainly due to pool repairs. Replaced the pool pump lid and o-ring as well as pool and spa lights and gasket.

- **Utilities:** We are running over budget TYD by \$2,452.16. Water/sewer has really gotten us (especially in August when it more than doubled). Our irrigation leaks seem to have been excessive this summer.
- **Reserve Expenses:** In September we spent \$822.78 for a sand change to glass media and \$465 for a new 1 HP spa pump motor. And \$4,160 for rip-rap and the cleanup along Via Palomita.
- **Transfer:** Monthly transfer to Reserves at \$6,600.

## VI. Reports

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### A. Management Report *(D. Wood)*

In Escrow

Escrow Date: 5/1/2018-5/16/2018

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Henry and Ellen K. Lucas	4036 E Via del Vireo	138	Hong-Mei Xiao	9/27/2019	9/19/2019

On October 10<sup>th</sup>, Richard Underwood at 4056 E Via del Buho sustained sewer backup damage in his home from huge boulders. The sewer line was damaged and they are having to repair the sewer line in front of his home.

The Las Palomitas sewer lines are private (meaning we maintain the lines) and will likely be responsible for repayment of the repair. The plumbing company did a really good job. The sewer backup in his home is covered under our association insurance (after the \$5K deductible). He has stated the damage was over \$5K. So I have opened a claim and am making the following assumptions:

- Since our sewer lines are private, the association will be responsible for the payment of those repairs.
- Because of the private sewer lines, we will be paying the \$5K deductible before our association insurance kicks in.

I have attached photos of the work being done in front of his home.

### Landscaping:

**Irrigation** – It has been an interesting cycle for our irrigation. We have had several irrigation issues: from line breaks, to animals chewing off emitter ends, etc. As stated in the community email on September 12, we had two leaks, one from a ¾ poly line and the other from a 1 ½" main irrigation line that appeared to be split from the roots of the Texas Rangers.

**Rip-Rap** – The week of October 9<sup>th</sup>, Juan, the onsite supervisor, was handling the remedial work on the rip-rap on the island on Tangara. It will now match the other rip-rap in the La Paloma area. They will be using the excess rock to rip-rap other areas where there is erosion next to the roads.

**Fire Marshall Inspection**

The landscapers are working on digging around the fire hydrant on Via del Vireo so it will be in compliance. They will also be using the excess rock to rip-rap around that fire hydrant. Once that is complete, I will notify Kurt Oberdries to re-inspect our fire hydrants for compliance.

We are diligently working on homeowners not parking in restricted areas.

We just renewed our CAU insurance.

**VII. Old Business**

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None.

**VIII. New Business**

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A. 2020 DRAFT Budget

- No dues increase.
- Insurance policy renewal November 20th.
- Rural Metro 2% increase.
- Management fee increase of 6%.
- Annual meeting date changed to Feb 5 at Embassy Suites.
- Projecting 12 home turnovers this year; 22 in last 2 years. There are no rental restrictions in La Palomas. This might be why there are so many turn overs.
- Meeting expense \$2500, includes Annual Meeting expense.
- \$88,561 to Master Association – ¼ of dues.
- We pay for pool and spa permits every year.
- There are property taxes on the common areas.
- Website maintenance is \$275 a year.
- Landscape \$40,860; irrigation \$800. Have money in reserves for cleanup in the winter.
- Tree planting and removal - \$700.
- Janitorial service - \$3,000. Cleaning staff checks the lights in the community every Wednesday night.
- Pest control - \$660 plus extra call outs for bees/wasps.
- Trash removal increase \$12,056 – recycling fee increase.
- Water and sewer \$12,838 – 5% increase.
- Total budget \$252,801.73; leaving positive of \$77,498.27 – we hope to deposit a lot of that into reserve account.

**A motion was made and seconded (T. Davis/Falsgraf) to approve the 2020 Budget. Motion passed.**

**IX. Next Meeting**

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**Tuesday, November 19th at 4:00 P.M.**

All owners are welcome and invited to attend.

**X. Adjournment**

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**There being no further business, the meeting adjourned at 4:34 PM.**

<b>Las Palomitas Board Members</b>	<b>Phone</b>	<b>Email</b>
Terry Davis, President	520-299-3814	<a href="mailto:davisdt@telus.net">davisdt@telus.net</a>
Jim Davis, Vice President	520-306-7180	<a href="mailto:Jdaz4201@yahoo.com">Jdaz4201@yahoo.com</a>
Bill Falsgraf, Member at Large	216-598-3525	<a href="mailto:wwfalsgraf@gmail.com">wwfalsgraf@gmail.com</a>
Donna Wood, CMCA, AMS	520-298-2146	<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>