

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting  
March 17, 2014

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

Absent: All Present

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order at 3:00 p.m.

### **Election of Officers**

**A motion to elect William Falsgraf as President, Larry Westberg as Vice President, Ray Soule as Treasurer and Monica Manning as Secretary was made by Monica Manning, seconded by Terry Davis and passed with a unanimous vote.**

### **Homeowner Concerns**

- The Homeowner at Lot 136 – 6050 N Via Del Verdemar attended the meeting to discuss concerns with the equal enforcement of violations. He expressed concern that he corrected violations at his property that continue on other properties. He also discussed not being allowed to increase the height of his wall for privacy.  
**Some of the oleanders were grandfathered in since they were installed by the developer. When they die they cannot be replaced. Pots on the wall are not allowed and are not grandfathered. The Board will review plans to increase the height of the wall by two feet when they are submitted. The change will need to be approved by the Association and the Master Association.**
- The Homeowner expressed concern with ongoing parking violations.  
**Information was provided on the violation process and how parking violations are noted.**
- The Homeowner expressed concern with speeding in the community.  
**The Board will discuss the installation of signs. They discussed sending a letter to all Homeowners reminding them that pots cannot be placed on the wall and that oleanders are prohibited. They will also be advised that signs will be installed to slow traffic in the community and if they are not effective speed bumps could be installed.**
- A Homeowner submitted a plan to install plantings in the front yard.

### **Hearings**

- No Hearings

## **Approval of Minutes**

**A motion to approve the February 17, 2014 Board Meeting minutes as written, was made by Monica Manning, seconded by Terry Davis and passed with a unanimous vote.**

## **Financial Report**

- The January 31, 2014 and February 28, 2014 financials were reviewed with those present.
- Delinquencies were discussed.
- One account was forwarded to the Association Attorney for collection.

**A motion to approve the January 31, 2014 and February 28, 2014 financials was made by Larry Westberg, seconded by Monica Manning 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.
- A complaint form was mailed to a Homeowner that has been making verbal complaints.
- The vent pipe for the pool heater was replaced.
- Sample speeding signs were provided for review. The signs would be installed on each side of Lot 136.

**A motion to approve the purchase and installation of speed signs was made Terry Davis, seconded by Ray Soule and passed with a unanimous vote.**

### Violation Report

- A violation report was included in the Board packet for review.
- The Board discussed addressing parking issues. Information on cars parked in violation will be forwarded to LMR.

## **Unfinished Business**

### Security Pool Wall

- The landscapers were requested to transplant spiky cacti around the pool wall to limit access.
- The cacti will be tried before the wrought iron shepherd hook fencing installed on the top of the wall is investigated further.

## **New Business**

### HOA Reserves

- The Board discussed investing the Reserve Fund in order to earn a higher interest rate.
- The Board reviewed upcoming Reserve Fund expenses. Possible expenses include the irrigation and pool fence enhancements.

#### Clarify Who Homeowners Contact

- The Board discussed making sure the Homeowners know they should contact LMR with any issues or concerns.
- Homeowners should contact the LMR main phone number so the call can be properly routed.

#### Letter to Community

- The Board discussed sending a community update letter to all homeowners. The letter should include rules regarding pots on walls, speeding and who to contact with questions and/or issues.

#### **Next Meeting**

- April 21, 2014 – Board Meeting

#### **Adjournment**

**With no further business to discuss, a motion to adjourn the meeting at 4:20 p.m. was made by Larry Westberg, seconded by Monica Manning and passed unanimously.**

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