

Draft

Las Palomitas Homeowners Association

Board of Directors Meeting

December 15, 2014

Present: Terry Davis, Monica Manning, Bill Falsgraf and Gloria DeVore. Ray Soule present via phone. 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 3:17 pm

Homeowner Concerns

- No Discussion

Hearings

- No Hearings

Approval of Minutes

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

Financial Report

- The November 2014 financials were reviewed with those present.
- Budget variances were reviewed.
- Delinquencies were discussed.

A motion to approve the November 2014 financials was made by Terry Davis, seconded by Gloria DeVore and passed with a unanimous vote.

- The Board discussed having a plumber come out to access if any leaks are present.

Ms. Bates was requested to contact a plumber to complete an inspection of the meters and determine if leak detection service is required.

A motion to have a plumber check for leaks and detect water loss issues was made by Monica Manning, seconded by Ray Soule and passed with a unanimous vote.

Committee Reports

ARC

- No Report

Landscaping

- Gloria DeVore brought up and the Board discussed the possibility of having a committee to oversee different parts of the community such as; Landscape, Pool, Projects, etc. Ray Soule confirmed that the Board had committees in the past.
 - 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.**
- The Board will discuss in more depth the irrigation plans for 2015.

Pool

- The Board discussed turning off the pool heater after the holidays. They will check the weather then and determine if the heater should remain on or be turned off.

- Sovereign turned in a bid to rewire and replace the exhaust fans in the restrooms.

A motion to approve Sovereign Electric rewiring and replacing the exhaust fans in both pool restrooms was made by Terry Davis, seconded by Monica Manning and passed with a unanimous vote.

Management Report

- A written report was included in the Board packet.
- Gloria DeVore mentioned that Blue Point Pools has not been spraying off the pool deck and Ms. Bates was asked to contact them and make sure it is done.
- The Board discussed the current parking situation.

Ms. Bates was requested to find out what the current CC&R's state as far as parking within Las Palomitas.

New Business

2015 Directory

- The 2015 Community directories have been printed and can be picked up at the main gate.

Ms. Bates was directed to verify and send an email blast to homeowners letting them know where the booklets can be picked up.

Annual Meeting

- The location for the Annual Meeting has been confirmed and will be at Catalina Foothills High School with sign in from 5:45pm to 6:00pm. The meeting will start at 6:00pm.
- Ray Soule requested that the December financials be mailed to him in time to review and present at the Annual Meeting.

Pool Bars

- The Board discussed teens jumping the pool fence with bottles and what liability they would have if something were to happen.
- The Board will talk about the possibility of adding bars along the pool fence.

Ms. Bates was requested to send the Board the past bids received to install bars along the pool wall.

Pool Restroom Cleaning

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

Ms. Bates was requested to get two more bids to clean 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.
- The Annual Meeting letter should include verbiage on how to register and emails will continue to 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.

Ms. Bates was requested to see if we can change the labeling when items are downloaded to the community website to make it more "reader friendly".

Members for Election

- The Board discussed talking to Ms. Scharm Delligatti and Ms. Garland about running for the Board. Monica Manning states that she would be willing to talk to both homeowners.

Next Meeting

- Board Meeting: January 22, 2014- Lewis Management Offices, 180 W. Magee Ste. 134 at 3:00pm
- Annual Meeting: January 28, 2014 – Catalina Foothills High School at 6:45pm for sign in and the meeting will start at 7:00pm.

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 4:40 p.m. was made by Monica Manning, seconded by Terry Davis and passed unanimously.