
**Las Palomitas Homeowners Association
Board Meeting Minutes**

Tuesday, November 19, 2019 at 4 PM
Catalina Foothills Church, 2150 Orange Grove Rd, 405-7

Board: Present		Staff:	
X	Terry Davis , President	X	Donna Wood , Managing Agent
X	Jim Davis , Vice-President	X	Joan Groom , Meeting Minutes
X	William Falsgraf , Member at Large		
	Owners Present		
X	Karen Kirwood, Lot 150	X	Sarah Frieden, Lot 158
X	Joyce Barkley, Lot 131		

I. Call to Order

The meeting was to order at 4:00 p.m. after establishing a quorum with all members present.

II. Homeowner Input

- Sarah Frieden – Complained that landscaper's vacuum was not picking up debris.
- Karen Kirwood – Noticed people were stacking cuttings from their yard; also animal excrement around. She remarked parking issues are much better since Donna sent out notices.
- Joyce Barkley – Mentioned parking issue. The Board will distribute parking violation notices on illegally parked cars stating car will be towed if not moved.

III. Minutes Approval

A motion was made and seconded (J. Davis/Falsgraf) to approve the October 22, 2019 Board Meeting Minutes as amended. Motion passed.

IV. Financial Report (*Donna Wood*)

October Financials

Current Assets	\$ 92,048.42
Reserve Assets	\$ 203,420.34
TOTAL ASSETS	\$295,468.76

- **Income:** With this being a quarterly dues cycle, we have had 6 people who are late on their dues (as of 10.31.2019). *But most were caught up prior to meeting.*
- **Administrative Expenses:** We are slightly over budget by \$264.42. Largely due to legal opinions (on private sewer line issue and back wall repair responsibility.) We also pay our insurance larger renewal fee for the first payment, but it will balance out at year end.
- **Maintenance** and repairs are running under budget by \$655.04. *Some is pool repair we will make up this month.*
- **Utilities:** We are running over budget TYD by \$294. Gas and trash removal are the two over budget. *There was a waterline break in the spa line and pool and spa are heated by gas.*
- **Total Expenses** are running slight under budget for October.
- **Reserve Expenses:** No Reserve expenses this month.

- **Transfer:** Monthly transfer to Reserves at \$6,600.

VI. Reports

A. Management Report (*D. Wood*)

No new homeowners this past month.

Sewer Repair – Responsibility Issue

On October 10th, Richard Underwood at 4056 Earth Via Del Buho sustained sewer backup damage in his home. As you know, I asked for a legal opinion from Carolyn regarding the responsibility for the sewer line repair. *All responsibility is the homeowner's.* The Board has been made aware. I have attached the Association Attorney's response and Pima County attachment regarding the issue.

Landscaping:

Our irrigation issues continue to be problematic. I hope while the cooler climate kicks in we will have a reprieve.

I am preparing a map for the winter cleanup and common areas behind most of the homes. *Donna will contact a company just for that purpose, which the Board will approve via email.*

Pool Area:

Because the drains in the floor of the pool are aging and some are not even working, the pool will be drained and new drains will be installed. While the pool is drained, we will do some much needed tile cleaning. We should be back in operation by Thursday afternoon. We want to have the pool in service for all the holidays.

The heater to the spa was also not working and has been repaired.

Fire Marshall Inspection

We had the landscapers get the fire hydrant up to code on Via del Vireo. The fire Marshall has been called to schedule an inspection.

Parking Abuse:

You have seen the recent emails regarding the parking abuse taking place. I believe some of this is coming from Ridge 4. I would ask the Board and other members to place violation cards on their windshields. The notice tells them to call me. Otherwise, the next notice they will be towed.

Paper Statements – AZ Legislature

Below is sample wording that will go out by community email in December.

There is new legislation ARS 33-1807 that will go into effect January 1, 2020. It will require your association to send you statements at the same interval of your dues (monthly/quarterly/semi-annual statements of account).

The Association may send these statements of account via US Mail or electronically.

The Association will charge the owner \$2 for a mailed statement and \$0 for an electronic statement.

Kindly reply to this email by stating your preference number in the subject line. We must receive your preference for our records.

1. Send me paper statements as required by the new legislation.
2. Send me electronic statements.
3. Send me an electronic statement ONLY if a balance is due.
4. Don't send me any statements since I have my payment automatically scheduled for payment.

Anyone who does NOT reply to this email by two weeks from when the notice is sent will default to the paper statements and be charged the \$2 fee per statement.

If you have any questions, please contact:

Pinehurst Properties, Inc.
520-298-2148

Annual Meeting

The Annual Meeting date has been changed to **February 18th** because of a schedule conflict. The update will be reflected on the website.

VII. Old Business

None.

VIII. New Business

- A. Common Area Landscape Clean Up
 - See Management Report above
- B. Pool Closure November 18-21
 - See Management Report above
- C. Guest Parking Abuse
 - See Management Report above

IX. Next Meeting

Tuesday, December 10th at 4:00 P.M.

All owners are welcome and invited to attend.

X. Adjournment

There being no further business, the meeting adjourned at 4:23 PM.

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