

Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, January 10, 2023 at 4:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Terry Davis , President	X	Christy Johnson , Managing Agent
X	Jim Davis , Vice-President		
X	Stephanie Kirz , Member at Large		Independent Contractor
X	Pete Torrez , Member at Large	X	Joan Groom , Meeting Minutes
	Owners Present		
X	Linda Head		

I. Call to Order

The meeting was called to order at 4:00 PM. after establishing a quorum.

II. Homeowner Input

None

III. Minutes Approval

A motion was made and seconded (J Davis/Kirz) to approve the December 13, 2022 Board Meeting Minutes as amended. Motion passed.

Funds budgeted for landscaping

IV. Financial Report (*Christy Johnson*)

December 2022 Financials

Operating: \$ 49,891.91
Reserves: \$240,265.96
Assets: \$290,157.87

Income:

Administrative Expenses: over budget by \$372.16 and \$3,295.69 over YTD. This is due to the Master Association dues.

Maintenance Expenses: Our maintenance expenses are under budget by \$3,929.29 due to December landscape bill being received January 1. YTD under budget by \$5,183.23.

Utilities: Utilities are over budget by \$1,341.80 and over budget YTD by \$14,661.77 due to water & sewer being over by \$890.98 for December.

Total Expenses: Our total operating expense is \$13,541.06, about \$2,215.33 under budget for December. YTD total expenses were \$269,822.67

Reserve Expenses: None this month.

Transfer: Our monthly transfer is \$5,682.08.

Terry mentioned the operating funds did not end up as well as we had projected because of utility expenses. Also more was spent from the Reserve Fund than we had anticipated. But we are in reasonable shape.

V. Reports

A. Landscape Report (*L. Head/ A. Constant*)

Linda reported there is nothing new since the last meeting. But she has taken bids for work in the common areas. She walked area with Larazo Landscaping and has an appointment with Omega Landscape tomorrow. She selected them from the BBB and they are small companies. Eliminating volunteer trees is a concern. Linda would like to walk the neighborhood with Jim and Stephanie.

The consensus was that Gill is doing a good job.

B. Management Report (*C. Johnson*)

Christy has had one company look at tile in the shower and the bar area of the Ramada. She noticed there are only two lounge chairs at the pool. Terry would like her to look into purchasing more. He requested a notice to pool users to put the umbrellas down when they leave and to not park on driveways.

VI. Old Business

Ramada Roof Repairs

- Roofsavers - \$3,760 – replacing tiles
- Rafael Tofar Roofing – \$21,522.60 – new roof
- Hallmark Roofing – \$2,726

A motion was made and seconded (J Davis/Kriz) to approve Hallmark Roofing to repair Ramada roof. Motion passed.

VII. New Business

Spa Repair Estimate for Pool Pump Davey Pools – \$4,400

A motion was made and seconded (J Davis/Kirz) to approve Davey Pools bid to repair pool pump. Motion passed.

Christy will get warranty and details from Davey Pools.

VIII. Next Meeting

Annual Meeting February 22, 2023 at 4 PM via Zoom

There was a discussion on whether to change the Annual Meeting time to 6 PM. Decision was to leave time at 4 PM.

IX. 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@icloud.com
Jim Davis, Vice President	520-306-7180	Jdaz4201@yahoo.com
Pete Torrez, Member at Large	520-906-1000	pete@tucsonree.com
Stephanie Kirz, Member at Large	206-661-5946	Stephanie@stephaniekirz.com
Christy Johnson, CMCA, AMS	520-298-2146	Christy@pinehurstproperties.net