

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting  
November 21, 2011

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

**Absent:** Gloria DeVore

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order at 3:03 p.m.

### **Homeowner Concerns**

- No Discussion

### **Approval of Minutes**

A motion to approve the October 17, 2011 meeting minutes as amended was made by Bill Falsgraf, seconded by Ray Soule and passed with a unanimous vote.

### **Financial Report**

- The October 31, 2011 financials were included in the Board packet.
- Delinquencies were discussed.

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- No Report

### **Management Report**

- A written report was included in the Board packet.
- A meeting was held with Tucson Water regarding the water rebate offered by Tucson Water. The Association can get up to \$10,000.00 if the Association qualifies and the irrigation system is replaced. The next step is to complete a water audit. The estimated cost to replace the current irrigation system could run between \$40,000.00 and \$50,000.00, possibly higher.
- Met with Judy Murphy regarding the tree she wants replaced. Pictures were provided for review.  
Ms. Webber was requested to obtain a bid from the landscapers to plant a tree.
- The approved budget and coupon books will be mailed to all Homeowners.
- Jerry Hubbard will continue to do the lighting.
- The Homeowner at 3865 E Via Del Verdemar had a roof leak that was turned into the insurance company. The loss was less than the \$2,500.00 deductible.

### Violation Report

- A violation report was included in the Board packet for review.

### **Unfinished Business**

#### Pepper Trees on Via Palomita

- The Board discussed meeting with the Master Association to present a proposal.
- The maintenance responsibility is being investigated.
- The Master Association will be requested to pay half the water expense.
- There are two or three trees that need to be removed.

**A motion to approve the removal of two or three pepper trees as determined by the professionals was made by Ray Soule, seconded by Larry Westberg and passed with a unanimous vote.**

#### 4070 E Via De La Tangara – Tree in Common Area

- Discussed earlier in the meeting.

### **New Business**

#### Spa Pump and Motor Replacement Proposal

- A proposal to replace the spa pump and motor was provided for the Board to review.  
**A motion to approve the \$872.80 bid to replace the spa pump and motor was made by Larry Westberg, seconded by Bill Falsgraf and passed with a unanimous vote.**

#### Reserve Study Information From Ray Soule

- A spreadsheet 5-year program for the items included in the Reserve Study was provided for review.
- 70% funded is considered to be adequate and the Association is approximately 84% funded.
- The Board discussed having the Reserve Study updated next year with an onsite inspection.
- The Board discussed road maintenance and coordinating the work with any work on the sewer.
- The information will be presented at the Annual Meeting.

#### CAU Insurance Deductible

- The Board discussed increasing the insurance deductible to \$5,000.00 in order to save premium and prevent small claims from being filed.  
**Ms. Weber was requested to add this to the agenda for discussion.**

### **Next Meeting**

- The next Board meeting is scheduled for December 19, 2011.

### **Adjournment**

With no further business to discuss, a motion to adjourn at 4:05 p.m. was made, seconded and passed unanimously.

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