
Las Palomitas Association
Special Board Meeting Minutes
Tuesday, April 26, 2016 at 12:30 p.m.
3949 E Via De Verdemar

Present:

Board:

X **William Falsgraf**, President
X **Monica Manning**, Vice President
X **Raymond Soule**, Treasurer

Cassandra Meynard, Member at Large
X **James Wolf**, Member at Large
(telephonically)
X **Terry Davis**, Member at Large

Staff:

X **Donna Wood**, Managing Agent

- I. A Quorum was established and the meeting was called to order at 12:33pm**
- II. Color Palette – 5 Color Schemes**
- **A motion was made and seconded (Soule/Manning) to approve all 5 color schemes and all the options for the Approved Las Palomitas Association colors. Motion passes unanimously.**
- III. Discussion of Painting Proposals received**
- After discussion of the various components and reviewing the spreadsheet with the amounts from three different contractors, we needed the following clarification:
 - Main doors included in this price
 - Security screen Doors
 - Are Repairs included (in preparation for painting) included in the price.
 - Donna Wood agreed to get more clarity on what was included in the price.
 - It was agreed that for ease of administering the project, there would be one contractor selected for painting all the homes.
 - There was discussion regarding the importance of the selected contractor be bonded, start painting (when available) in a reasonable time frame.
 - Once a paint job was initiated, the painting crew stayed on the job until completed.
- IV. Common Areas**
- Color Scheme # 2 was selected for the common areas. The body of all surfaces will be DE 6162 Floating Feather and any trim work will be DE 6144 Graham Cracker
 - The board agreed to ask Jerry Hubbard to submit a proposal to paint the common areas. The proposal is due on Monday, May 2nd.
- IV. Informing Owners**
- Donna agreed to draft a letter to owners that would **include color chips** of all the color schemes along with the color list. Homeowners would select from the options and return to Pinehurst for matter of record.
 - Once payment and color selection is completed, owners will be put on the painting schedule.

- Homeowners will not be “limited” in their selection of a color scheme; i.e. if several owners wanted the same color in consecutive sequence that is the owner’s prerogative.

V. Communication of Important Details

- Owners with a shared garage wall would need to agree on a same “third color” option for the front shared wall.
 - If owners could not agree, the default color will be the Las Palomitas common area color, “DEC 6142, Floating Feather”.
- All owners will be required to use the selected contractor for painting the exterior of their homes.

VI. Adjournment

- **There being no further items of business, the Board adjourned the meeting at 1:47 p.m.**

Las Palomitas Board Members	Term Expires	Phone	Email
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