

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting
February 18, 2013

Present: Terry Davis, Gloria DeVore, Bill Falsgraf, Ray Soule and Larry Westberg (via phone). Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: All Present

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:00 p.m.

Homeowner Concerns

- No Discussion

Approval of Minutes

A motion to approve the January 21, 2013 Board Meeting minutes as amended, was made by Ray Soule, seconded by Bill Falsgraf and passed with a unanimous vote.

Financial Report

- The December 31, 2012 and January 31, 2013 financials were reviewed with those present.
- Delinquencies were reviewed.
- The foreclosed property is continuing to make payments to the attorney.
- The Board wants to review all accounts and vote on any balances recommended to be written off as uncollectible.
- The December 31, 2012 financials were forwarded to the CPA to prepare the taxes.

A motion to approve the December 31, 2012 and January 31, 2013 financials as presented was made by Bill Falsgraf, seconded by Gloria DeVore and passed with a unanimous vote.

Committee Reports

ARC

- No Report

Landscaping

- The pool lighting is scheduled for repair on February 26th or 27th.

Management Report

- A written report was included in the Board packet.
- The black Saab parked for extended period of time in guest parking was towed.
- The pepper tree by the walkway on Via Palomita was removed at no cost to the Association.
- The landscapers repaired a large irrigation leak on Chiquiri.
- Cactus Asphalt agreed to inspect the roads for areas where water is pooling.
- Associa has developed a standard general ledger chart of accounts for all Associations.

- The Board discussed the delinquent amounts due from the bank and new Homeowner on the foreclosed property.

Violation Report

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

Unfinished Business

Pool/Spa Re-Plastering Proposal

- Classic Pools will begin work on April 15, 2013. The pool will be closed for nine days.
- The Board reviewed colors for the pool and decking. They selected aqua blue and Navajo cream. Board members will visit the tile store Classic Pools asked them to visit to pick tile color.

Ms. Weber was requested to ask Classic Pools if they remove and store the pool water during the construction.

A motion to ratify the approval of Classic Pools subject to the revisions was made Ray Soule, seconded Bill Falsgraf and passed with a unanimous vote.

New Business

Ramada Repairs

- The Board discussed obtaining bids to remove the cabinets and plumbing from the Ramada.

Lot 108 – 3909 E Via Del Verdemar – ARC Submittal

- The Homeowner is requesting approval to replace the existing shade structure.
A motion to approve the replacement of the existing shade structure was made by Larry Westberg, seconded Gloria DeVore and passed with one abstained vote (Ray Soule).

As Brought Forward

- The Board discussed the gate entry and the requirement for guest driver license to be scanned. The camera takes a picture of the front and back of the car.
- The Board disagreed with the guests name appearing on the entry pass.
A letter to the Master Association explaining the Board's position regarding guest driver license will be drafted for review.

Next Meeting

- March 18, 2013 – Board Meeting

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 4:25 p.m. was made by Bill Falsgraf, seconded by Larry Westberg and passed unanimously.

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