

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

November 15, 2010

Present: Terry Davis, Bill Falsgraf, Gloria DeVore, John Twomey, Larry Westberg and Jennifer Zehr. 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 3:03 p.m.

Determine Quorum

- Quorum was attained with six Board members present.

Homeowner Concerns

- A Homeowner requested information about the trash and recycling containers.
The trash/recycling containers were placed in the community so Homeowners could see the sizes.

Approval of Minutes of October 18, 2010

A motion to approve the October 18, 2010 meeting minutes as amended was made, seconded and passed with a unanimous vote.

Financial Report

- The October 31, 2010 financials were reviewed with those present.
- The water bill was higher for two areas due to leaks. The leaks have been repaired.
- The Board discussed a fire hydrant that was turned over. The fire department was contacted and advised the city would be responsible for any repair.
The Board requested that Ms. Weber contact the City to repair the current hydrant and find out who is responsible for inspecting the remaining hydrants.
- Delinquencies were discussed.
- The Board discussed a delinquent Homeowners letter and did not understand what is being requested.
The Board requested that Ms. Weber have the Association Attorney contact the Homeowner to clarify what is being requested. The Homeowner should be made aware that the Association will not release the lien unless paid in full and intends to pursue garnishment.
- The Board discussed updating the Reserve Study in 2011 to assist in properly funding for future maintenance. Road maintenance was discussed.
- Silverado Plumbing is providing a bid to scope the entire community.
A motion to approve the October 31, 2010 financial reports as presented was made, seconded and passed with a unanimous vote.

Committee Reports

ARC

- No Report

Landscaping

- The fire hydrants are the number one priority.
- Some of the light fixtures are no longer functional and will be repaired.
- The outlet outside the pool room will need to be investigated by an electrician.
- A bid for the maintenance contract was provided for the Board to review. The new contract includes tree maintenance.

A motion to approve the proposal from 3R Tucson Landscaping Inc with work to begin January 1, 2011 was made, seconded and passed with a unanimous vote.

The Board requested that Ms. Weber send the cancellation letter to Caveo Building & Landscape Care on November 24, 2010.

Communication

- No Report

Pool

- No Report

Violation Report

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

Management Report

- A written report was included in the Board packet.
- Waste Management offers several size options for the trash/recycle containers. Homeowners will be advised a medium trash and small recycle containers will be delivered. Homeowners will be required to contact LMR if they want a different size.
- The red cards will be printed and mailed.
- Silverado was requested to provide a proposal to scope all the sewer lines and provide a DVD.
A motion to move forward and have Silverado scope all the sewer lines subject to approval by John Twomey was made, seconded and passed with a unanimous vote.

Unfinished Business

Lot 135 – 4070 E Via De La Tangara – Silverado Sewer Repair

- Silverado confirmed the scope of work in the proposal.
A motion to approve the proposal from Silverado for the sewer repair at Lot 135 was made, seconded and passed with a unanimous vote.

New Business

Camera System - Pool

- Cost information for a camera system at the pool was provided.
- Homeowners were encouraged to report any suspicious activity at the pool area to the police.

Gloria DeVore - Irrigation

- The water meter for this home is connected to the irrigation system.
- There were several large water bills this summer.
- The irrigation in the area was shut off.
- If the irrigation is needed a new meter will be installed.
- The Board discussed reimbursing Ms. DeVore for the water bills.

A motion to reimburse Gloria DeVore for the water bills was made, seconded and passed with one abstained vote of Gloria DeVore.

Next Meeting

- The next Board meeting is scheduled for January 17, 2011.
- The Annual Meeting will be scheduled for January 24, 2011.

Adjournment

With no further business to discuss, a motion to adjourn at 4:20 p.m. was made, seconded and passed unanimously.

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