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**Las Palomitas Association**  
**Meeting Minutes**  
**Board Meeting November 15<sup>th</sup>. 2016**  
**Catalina Foothills Church, 2150 Orange Grove Rd Rm 401-3**

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***Board: Present***

<b>X</b>	<b>William Falsgraf</b> , President
<b>X</b>	<b>Monica Manning</b> , Vice President
<b>X</b>	<b>Ray Soule</b> , Treasurer
<b>X</b>	<b>James Wolf</b> , Teleconference
<b>X</b>	<b>Terry Davis</b> , Member at Large
<b>X</b>	<b>Cassandra Meynard</b> , Member at Large

***Staff:***

	<b>Donna Wood</b> , Managing Agent
<b>X</b>	<b>Trudy Rahn</b> , HOA Administrator
<b>X</b>	<b>Angie Edwards</b> , Accounting Manager

***Audience:***

<b>X</b>	Jack Cooper, Lot
<b>X</b>	Sarah Dockery, Lot 104
<b>X</b>	Jim Davis, Lot 122
<b>X</b>	Joyce Barkley, Lot

- I. **A Quorum was established and the meeting was called to order by Las Palomitas Board President, Bill Falsgraf at 4:02 pm.**
- II. **Approval of Minutes**  
**A motion was made and seconded (Manning/Davis) to approve the October 11, 2016 Meeting Minutes as presented. Motion passed.**
- III. **President's Report** (Bill Falsgraf)  
Call to audience members. Audience members have no items of business.
- IV. **Financial Report (Ray Soule)**  
**A motion was made and seconded (Soule/Manning) to approve financials for the months of April, May, June, July and August 2016. Unanimous vote. Motion passes.**  
October 2016 Financials:
- |                   |               |
|-------------------|---------------|
| Operating Account | \$ 142,514.54 |
| Reserve Account   | \$ 66,464.52  |
| Total Assets      | \$208,979.06  |
- A motion is made and seconded (Davis/Manning) to approve the October 2016 Financials. All approve. Motion passes.**
- V. **Reports**  
**Management Report** (Angie Edwards)  
No new owners in October.  
The pool heater has not been working and the new pool company seems unable to repair it. Consideration of three new pool service companies. Davey Pools gave the most comprehensive evaluation. The cost to use Davey Pools is \$400 per month with maintenance 3 x per week (includes chemicals).  
**A motion is made and seconded for Davey Pools to be the new vendor for \$400 per month (Manning/Davis). All approve. Motion passes.**

The pool heater continues to have problems. Classic Pools was asked to do a complete evaluation of the pool and the equipment. The evaluation recommended repairs to the heater cabinet, heat exchanger, and a new heater to be installed. The Spa will need regular maintenance on the circulation pump and jet pump. Total estimated cost for all repairs with labor and parts is \$4980.00.

**A motion is made and seconded (Soule/Meynard) to have the pool heater and other upgrades done totaling up to \$5400. All approve. Motion passes.**

Landscape maintenance companies have been contacted for proposals on three areas located at the pool. These areas need landscape rock. The proposals should be available by the next meeting.

There are a large amount of mature trees in the community. They will require trimming and evaluation from an arborist. The cost to maintain the trees will need to be spaced out for the next for years.

The Annual Meeting of the Owners will be held on Tuesday, January 24<sup>th</sup> at 6:00 PM at the Catalina High School, Seminar Room. Nominations for board members must be submitted.

**Master Association** Report (Monica Manning)

The settlement of CFSD was \$600,000, however, the legal fees totaled \$700,000. No news yet on what the MA will do with the settlement money.

Proposition 206 passed regarding payroll (about 50% of dues go to this) the increase has already been built into the budget.

The Master Association Annual Meeting will be on March 28, 2017.

Currently Westin Hotel guests can use the La Paloma property for running / walking.

This is a security concern with homeowners. The guests tend to run on the road and not on the sidewalk.

**A motion is made and seconded to have Pinehurst write a letter to the Master Association requesting on behalf of the Las Palomitas HOA that access be denied to hotel guest. All approve. Motion passes.**

## **VI. Old Business**

### **A. Painting Project Update**

To date: 43 homes have paid in full. 35 homes have been painted.

### **B. Irrigation Issues Update – Final Repairs & Asphalt remediation**

To date: AAA Landscape has only trained 3R Landscape on how to use the system controls a few brief times. The system is complex and more training is required.

Jordan Davis from AAA Landscape has communicated that the repairs were delayed to the roads due to some changes in the heavy haul department. He is hoping to complete the hot patch work in the next week.

### **C. 2017 Budget Update**

No contribution to reserves made in October, special assessment painting should be separated out from the operations. Angie from Pinehurst will correct this on the ledger and financial reports.

Dues will be increased to \$850 per quarter.

The 2017 Budget does not have roads, entry landscaping, pool security, updated light fixtures, or a reserve study incorporated.

**A motion is made and seconded (Soule/Manning) to adopt the 2017 budget as proposed. All approve. Motion passes.**

## **VII. New Business**

### **Painting Amendment Discussion**

The question of if the CC&Rs should be amended to have a more concise painting regulation is discussed. The board members all agree that the CC&Rs require updating. Cassandra Meynard will do research on how the neighboring communities have written their painting requirements.

### **Teleconferencing of Annual and Special Meeting**

Monica Manning presented a report after contacting and interviewing three companies that support audio teleconferencing of meetings. She described the process and costs associated with each company.

Arizona Statutes require that all HOA members must be able to hear and participate fully in board meetings. Some of the considerations the board members have are:

Audio is easiest for all members to use, however, is it beneficial to the overall meeting? How would the voting be done? What happens if there is a technology failure? Cost to use a professional company. The type of technology is varied, what system is best to use? The current annual meeting is on January 24, 2017 and the technology should be tested prior to using in a large meeting. There will need to be more discussion on this topic.

### **Landscape Maintenance area and oversight**

Clarification is needed on what is the "front lot". The homeowner's Lot and the HOA responsibility needs to be defined more clearly. More investigation on this is still required. The board would like to discuss the landscape issue further before a correction is made to any documents.

A landscape committee is recommended to meet with landscape crews and help identify winter projects and other items of concern. The board would like Donna from Pinehurst to put out a notice to the community for volunteers.

### **VIII. Next Meeting**

The next Board meeting will be on Tuesday, December 13<sup>th</sup> at 4:00 PM

### **IX. Adjournment**

**There being no further items of business, the Board adjourned the meeting at 6:11 p.m.**

<b>Las Palomitas Board Members</b>	<b>Phone</b>	<b>Email</b>
<b>William Falsgraf</b> , President	520-615-3189	<a href="mailto:wfalsgraf@aol.com">wfalsgraf@aol.com</a>
<b>Monica Manning</b> , Vice President	520-638-5514	<a href="mailto:mmanning@umn.edu">mmanning@umn.edu</a>
<b>Raymond Soule</b> , Treasurer	520-615-5232	<a href="mailto:ray@hootcreek.com">ray@hootcreek.com</a>
<b>Cassandra Meynard</b> , Member at Large	520-979-5014	<a href="mailto:c.maynard@yahoo.com">c.maynard@yahoo.com</a>
<b>James Wolf</b> , Member at Large	703-898-7476	<a href="mailto:gpawolf87@aol.com">gpawolf87@aol.com</a>
<b>Terry Davis</b> , Member at Large	520-299-3814	<a href="mailto:davisdt@telus.net">davisdt@telus.net</a>
<b>Donna Wood</b> , CMCA, AMS	520-298-2146	<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>