
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, November 9, 2021 at 4:00 PM
Zoom Virtual Meeting

Board: Present

- X Terry Davis**, President
- X Jim Davis**, Vice President
- X Pete Torrez**, Member at Large
- X Stephanie Kirz**, Member at Large
- Owners Present**
- X Linda Head**

Staff:

- X Donna Wood**, Managing Agent
- X Christy Johnson**, Pinehurst
- Independent Contractor**
- X Joan Groom**, Meeting Minutes

I. Call to Order

The meeting was called to order at 4:01 PM. after establishing a quorum with three members present. Stephanie joined at 4:15 PM.

II. Homeowner Input

None

III. Minutes Approval

A motion was made and seconded (J Davis/Torrez) to approve the October 12, 2021 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Donna Wood*)**October 2021 Financials**

Operating: \$ 90,987.04
Reserves \$243,771.12
Assets \$334,758.16

Income:

Administrative Expenses: Slightly over budget by \$132. This is the Rural metro payment. However we are under budget YTD.

Maintenance Expenses: Our maintenance expenses are running over budget for October by \$3300. Most of it due to the landscape cleanup done along Via Palomitas in September. We also had some major irrigation repairs during October. We had some pool repairs to replace a leaking O-ring on the Chlorinator, replace both suction and return nipples on the spa pump & repair backwash handle, & replace bulb & gasket. This overage also reflects the pool service fee increase.

Utilities: Utilities are within \$20 of being right on budget. Total Expenses: Our total operating expense is about \$20,344.40 about \$3,452.71 over budget for October. However, under budget YTD by over \$11K.

Reserve Expenses: No monies spent out of reserves in October. YTD \$14,685.10 over budget.

Transfer: Our monthly transfer is \$5,682.08

V. Reports

A. Landscape Report (*L. Head/ A. Constant*)

Activities in Progress:

1. Committee members and Jim Davis met to walk the area of the upcoming entrance project along Via Palomita. Though conversation and agreement we developed a few thoughts and concerns we had which included a need for a "plan for revegetation of the area to include the trees. From that, members of the landscape committee met with Deborah Munoz-Chacon and her son Robert of Sonoran Oasis Landscaping. Deborah is a respected desert plant expert and landscape designer. From that meeting we came away with some recommendations for the upcoming work.
 - a. It is necessary to identify and remove some of the vegetation that should not be there including voluntary plants and needless plants and bushes that are crowding the area. This will help with the new irrigation because we will not be sending lines to that vegetation. Deborah and Robert will tag all of the vegetation to be removed and Sonoran can devote the month of December to remove it. This would mean that community monthly work would be suspended for the month of December. If this is possible, a community email would need to go out to explain this to the community.
 - b. Robert felt that rip rap should go in before the trees are planted. (Due to the schedules of the irrigation work and the tree removal, this may not be possible.)
 - c. That a design for the area with regard to additional vegetation should be developed AFTER the trees are planted to provide a clear fresh look at the area.
 - d. The committee will need a current list of approved vegetation for "desert restoration" and "natural landscaping" designations. We also need to know if the DRC considers this area desert restoration or natural landscaping.
2. Negotiation and resolutions of issues the HOA had with Southwest Grounds has resulted in Southwest Grounds coming in to finalize work in the community to our satisfaction. The complaint filed with the Registrar of Contractors made this company finally take notice and show interest in meeting their contractual obligations.

Recommendations:

It is the recommendation of the landscape committee that we reallocate the landscape work of Sonoran Oasis for the month of December to work on plant removal and additional clean-up of our common area along Via Palomita north of La Paloma Main Gate and the main entrance of Las Palomitas. This will help other portions of this project (tree placement, irrigation work, providing a fresh prospective of this area for future design work and use of landscaping people in the most effective way).

Donna reported Master Association cost sharing proposal is on their November 16 agenda. She recommended contacting them to promote proposal. LPAL is the only association responsible for frontage landscaping. Pete reported area is 2,700 feet. We will maintain going forward. Pete will contact Master Association Board.

B. Management Report (*D. Wood*)

Pool area:

We had to replace some minor parts for the pool and spa.
The Ramada Lights and the Lights by the outdoor shower were out and had David Rishor check breakers and check the wiring.

Landscaping

Linda will be reporting on Landscaping.

Master Association

I have heard by the Ridge Estates representative to the Master Association, there will only be a 5% increase in the Master Association dues. I assume there will be yearly increases now each year until 2025 because of the minimum wage increase. The Master Association also table our proposal for the cost share for the tree replacement project along via Palomita. I am hoping some board members can attend the Master association board meeting on November 16th at 10:00 am and make a case our long frontage area to the master association (more so than any other community). Present dues will cover all expenses next year.

Annual Meeting

Is Scheduled for February 15, 2022. Let me know if you want me to check the hotel for having an in person "Annual Meeting". Do you think it would be attended? Let us know how you want to proceed. Donna will investigate in-person and Zoom combo.

Change

I am writing to you to state our industry (and so many others) are going thru tremendous change. Since the lockdowns and restrictions with COVID, we are witnessing neighbors coming unglued, supply chains breaking down, service vendors not performing according to their contract or seeing companies here in Tucson merge just to keep their doors open.

Community managers are leaving this profession due to the outright verbal abuse that has unfortunately become "somewhat normal" (I hope this is temporary). The burnout rate is high, and this leaves the industry short of qualified managers. In late August, one of our onsite managers came down with COVID and was hospitalized for over 4 weeks, then was transferred to a rehab facility where he underwent some physical therapy. He has been through quite an ordeal, but still has a long road to travel. We are thankful he is recovering, albeit a very slow recovery. I have been covering his position in the hopes of his eventual return, while still managing my portfolio of communities (sorry for any delays or issues).

We now know that James will not be returning, so we are reorganizing within Pinehurst. You have had the recent opportunity to work with our new office assistant Sarah Morrison. We are truly happy she is with us. After a few days and very little training Sarah is off and running. If I am unavailable, don't hesitate to contact Sarah. In January, I will move to fill the onsite community manager position at Sabino Springs full

time. We will be training another community manager, Christy Johnson. Christy is participating in all meetings now and will be gradually taking over my position. Just

VI. Old Business

A. Parking Policy

VII. New Business

LPPOA Budget

- Revisit the LPAL Budget – 5% increase in Master Association dues to \$9,299. No need to raise dues this year. Maybe next year as all service contracts are going up.

VIII. Next Meeting

January 2022

IX. Adjournment

There being no further business, the meeting adjourned at 4:32 PM.

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