
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, November 10, 2020 at 4:00 PM
Zoom Virtual Meeting

Board: Present		Staff:	
X	Terry Davis , President	X	Donna Wood , Managing Agent
X	Jim Davis , Vice-President	X	Joan Groom , Meeting Minutes
X	Sarah Frieden , Member at Large		
	Owners Present		
	Joyce Barkley		Suzie Corkill

I. Call to Order

The meeting was called to order at 4:07 p.m. after establishing a quorum with all members present.

II. Homeowner Input

- None

III. Minutes Approval

A motion was made and seconded (J Davis/Frieden) to approve the October 13, 2020 Board Meeting Minutes as amended. Motion passed.

Change Jim's email address to Davisdt@icloud.com

IV. Financial Report (*Donna Wood*)

October 2020 Financials	
Operating	\$ 84,461.62
Reserves	\$ 253,605.29
TOTAL ASSETS	\$338,066.91

Donna noted that retained earnings remain the same every month and are reset at the beginning of the year. We are currently in a good position with \$243,100.15 in retained earnings.

- **Income: October income is under budget by \$7,820** (last quarter payment).
- **Administrative Expenses: Over budget by \$360.88.** Our Rural Metro insurance was over by \$162.59 due to cost increases and the last bill for our legal fee of \$216.
- **Maintenance: Over budget by \$4,150.** This is all due to the pack rat removal in October for \$4,200.
- **Utilities: Over budget by \$195.28.** Electricity over budget by \$24.04. Gas under budget by \$260.72. Water is over budget by \$481.91. We had some breaks along Verdemar and had irrigation repairs totaling \$240.

Yesterday there was a large leak that turned out to be the Master Association's. Andrew was out for an hour trying to locate the valves. There were 15 leaks under the walkway for a couple of hours.

- **Total Expenses:** We are over budget for October by \$4,706.16 (mainly due to the pack rat project). We are under budget for the year by \$1,536.42.
- **Reserve Expenses:** We had some trees issues behind Chiquiri on the north side that had been scheduled for a few months for \$3,530. Donna is asking tree service to include tree in Sarah's area.
- **Transfer:** Monthly transfer to Reserves of \$6,600.

V. Reports

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

Activities in Progress:

1. Working with Andrew Ziegler of Southwest Grounds and Donna Wood to identify issues with regard to the standards and practices of the landscapers, and identifying misunderstandings that have resulted in community complaints. It is the plan to put those details together in written form to provide to both the landscaping company and residents. From conversations between Southwest Grounds, Donna and our committee, it was very clear that we have not all been on the same page with regard to Las Palomitas home owners expectations, what the Association is paying Southwest Grounds to do, and what the landscapers are doing. We hope to have something to the Board by the March meeting or sooner so that this information can get to homeowners as spring begins.
2. Preparing for new irrigation on Via Del Verdemar. Andrew Ziegler of Southwest Grounds has submitted the cost analysis of this project. It will include the east side of the street only and include the common area across from the pool. That common area will be on a valve so that we can regulate watering differently for that section as it will not need water nearly as much to maintain healthy vegetation. That project should begin this week or next. All of the old lines will be removed so that no further confusion will remain. The Landscape Committee and anyone else interested will work on making sure we are preparing for the present and future irrigation needs of the common area across from the pool. Additional irrigation can be added to the new lines at the end of Verdemar (near Main Gate) as needed in the future. Andrew stated that the plants there now are mature enough not to need water.
3. Working with Donna and Gregg Brubaker to move some of the existing plants in the community to fill the common area across from the mailboxes to enhance the look of that area. *At this point, because of the time of year and Gregg Brubaker's medical issues, this activity will be better done in the spring. Planning can happen until then.*
4. Major trimming of the oleander and Texas rangers has begun. Donna Wood has already informed the community of this.
5. There are water pressure issues creating problems for irrigation on Chiquiri. Those are being worked on.

Recommendations:

1. It is the recommendation of the landscape committee we be given the project of identifying all of the irrigation above ground lines that are from the old irrigation and

no longer work so that we can get rid of them. Homeowners are confused about what is being watered and what is not. It is hard for us to plan landscaping improvements when we don't know which lines are actually working and which are not. While that need on the east side of Verdemar will take care of itself, the rest of the community could benefit with this as well. We have not begun this work, but could do that with the help of Southwest Grounds, Gregg Brubaker under the direction of Donna Wood. Donna may have thoughts about how best to proceed.

2. It is the recommendation of the landscape committee that we continue to plan and set aside monies for completion of new, reliable irrigation for the entire community, and that this be made a priority.

Sarah mentioned the agaves from gate to gate and in our property seem to be dying. And prickly pears seem to be covered with spider webs and also dying. Donna will ask Andrew to check.

Joyce mentioned plants between brick wall and walkway are hanging over the street.

Sarah said a lot of people are walking their dogs along cul du sac and there is not a poop station, so poop bags are left on the ground. Donna will send a memo about keeping dogs on a leash and picking up after them.

ARC

Lot 111 – add terra cotta colored awning to front window.

A motion was made and seconded (Frieden/Davis) to approve awning for front window of Lot 111. Motion passed.

B. Management Report *(D. Wood)*

In Escrow				
Escrow Date: 9/1/2020-11/05/2020				
New Owner	Unit Address 1	Lot #	Previous Owner	Process Date
Aleah Anker	4045 E Via Del Marillo	184	Robert J. Sims	10/15/2020
Jessica Alvarez	6063 N Placita Del Vireo	156	Bill Chambers & M. Berge	10/16/2020
John Rallis	5933 N Via Del Chiquiri	198	Thomas & Mary Rallis	10/9/2020
Susan Reese	4057 E Via Del Vireo	147	James & Nancy Swickard	10/30/2020

Donna reported Aleah Anker wants to put in a pool.

Pool Service: I had a conversation with Ian Davey of Davey Pools Service. They will be raising their rates because of the following: the largest pool chemical plant in Louisiana; they went through two hurricanes and finally their manufacturing plant had an explosion! So they are having to source to some other places (so a raise in the

chemical prices). It is in our best interest when we have a pool service that the service includes the cost of the pool chemicals in their total fee. This creates the incentive for the pool maintenance to be "on top" of their service to keep pool chemical use down. I appreciate they are always on top of customer service. The timer in the Ramada was updated by Linda Head.

Issues: Repairs due to damage to the support beam from the Saguaro cactus falling over and partially landing on the back deck of 4061 E Via Del Vireo were completed today at a cost of a little over \$1,400. Owner was informed that any additional repairs will be his expense.

Waste Management: Even though we did not receive confirmation from the HOA rep Julie Fanning from Waste Management, I believe pressure from all of La Paloma to keep trash & recycle pick up on the same day was successful. The trash and recycle day remains on Thursdays.

2021 DRAFT Budget: We will vote on the 2021 budget. There was a discussion at the October meeting and hopefully all questions were answered.

2021 Tree Trimming:

In January/February 2021, we will begin the tree trimming based on the approval for the tree maintenance program with Desert West Tree Trimming. This will include treating all mistletoe, other infestation and fertilization.

New Insurance Effective 11.19.2020: We will send out information to all homeowners once we receive final documents. I have attached a (COI) Certificate of Insurance and the (EOP) Evidence of Property.

2021 Annual Meeting – Timeline: The Annual Meeting is scheduled via Zoom for 2.16.2021. Nominations will be mailed to all owners on 1.5.2021. Annual Meeting Package will be mailed on 1.18.2021. It will be a mail-in ballot only so we can tabulate the results.

VI. Old Business

None

VII. New Business

A. 2021 Budget

- Since Sarah's question of why Master Association dues have decreased by \$7,000 has been answered (13 payments processed in 2019 versus 12 payments projected for 2020) , we can proceed with a vote.

A motion was made and seconded (J Davis/Frieden) to approve the 2021 budget as presented. Motion passed.

VIII. Next Meeting

January 12, 2021

IX. Adjournment

There being no further business, the meeting adjourned at 4:40 PM.

Las Palomitas Board Members	Phone	Email
Terry Davis, President	520-299-3814	Tdavis.lpalhoa@gmail.com
Jim Davis, Vice President	520-306-7180	Jdaz4201@yahoo.com
Sarah Frieden, Member at Large		Sarahfrieden11@gmail.com
Donna Wood, CMCA, AMS	520-298-2146	donna@pinehurstproperties.net