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Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, February 18, 2025 at 4:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Jennifer Zehr , President	X	Sarah Kiernan , Managing Agent
X	Hans Klaudt , Vice-President		
X	Lynn McCanse , Secretary/Treasurer		
A	Terry Davis , Member at Large	X	Independent Contractor
X	Helen Steinman , Member at Large		Joan Groom, Meeting Minutes
	Owners Present		
X	Jim Davis	X	Judith Noiseux
X	Virginia McCanse		

I. Call to Order

The meeting was called to order at 4:02 PM. after establishing a quorum.

II. Homeowner Input

Virginia inquired about the S program, which will be discussed later in the meeting.

IV. Minutes Approval

A motion was made and seconded (Klaudt/Steinman) to approve the December 12, 2024 Board Meeting Minutes as presented. Motion passed.

V. Financial Report *(Sarah Kiernan)*

January 2025 Financials

Operating Account	\$ 95,996.23
Reserve Account	\$319,290.47
Total Assets	\$415,286.70

Sarah mentioned there was a recording error of the Master Association dues that will cause the budget to look \$75,000 over budget. The Master Association amount should be \$123,512.53, not 223,512.53. It will be corrected on the February financial statement.

Lynn inquired what the Master Association dues covered and Sarah replied her understanding is it's for the streets, the gates and security. The shrubbery on the west side of the walking path is LPAL; everything else is the Master Association. Sarah is not aware that LPAL is responsible for any part of the path, just for the vegetation on our side of the path.

Total Expenses: Under budget by \$68,209.93 because we have several items budgeted for the year that have not yet happened.

Transfer: Our monthly transfer is \$4,892.16.

A motion was made and seconded (Klaudt/LaCanse) to approve the January Financial report. Motion passed.

V. Reports

A. Landscape Report *L. Head*

- No report

B. Paint Committee (J. Zehr, J Noiseux, D Robin)

- Jennifer reported the Paint Committee met with Tracy from Dunn Edwards and walked around the community to assess what should be painted and a painting pallet. The Paint Committee will present a scope of work for the Board to vote on. The details will come later. Jennifer referenced an email from Sarah suggesting painting would start later this year or early next year. Lynn thought next year was more realistic. Jennifer hopes to present the scope of the painting to the Board at the next meeting.

C. Management Report (*Sarah Kiernan*)

In Escrow

12/1/2024 to 2/14/2025

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Anatasia Kunac	5938 N Via Decrees La Tarenga	128	Cassandra Maynard	02/02/25	
Soona Moussa	4024 E Via Del Vireo	160	Arka Chatterjee	12/17/24	

Corporate Transparency Act

Sarah reported the CTA requirements have been subject to several litigations. At this time, submitting is voluntary, but this could change. Since the attorney has created a portal and uploaded information, the charge of \$300 will stand regardless of the CTA status. In response to Lynn's question, Sarah explained the CTA.

VI. Old Business

A. Community Landscaping

- "S" program – tabled until next meeting.

VII. New Business

A. New Board Introduction

- Jennifer thanked Hans and Lynn for joining the Board and Helen for returning.

B. 2025 Association & Board Goals

- Jennifer mentioned some items she would like to deal with over the year:
 - Painting
 - Cleanup, which we hope will begin soon.
 - Stagger board terms so some members are elected every year and some every other year.
 - Sewer Scope to ascertain sewer is in good shape as maintenance is preferred to having to make expensive repairs.

C. Common Area Cleanup – Bid Review

- Gill bid for cleanup.
- Hans mentioned a lot of trees are dying in spite of what we are doing, and recommends an arborist be consulted. Item will be on next agenda.
- Sarah explained this cleanup is not about trees but removal of invasive species, dead vegetation, packrats, generally cleaning up the area and trimming part of the trees back and then next year trimming more. The trees will be on a 3-year trim cycle. She explained that last year we were required to trim trees according to the insurance guidelines to maintain the insurance.

A motion was made and seconded (Hans/LaCanse) to accept the Gill bid for cleanup. Motion passed.

D. 2025 Colonguard Classic Update

- Sarah reported it is expected to be March 2-9. She explained the ticket distribution policy.

E. LPPOA Annual Meeting and Call for Candidates

- Tuesday, April 15, 2025, The Post Workspaces – Flex Room in the Northwest Corporate Center at 7400 N Oracle Rd
- Four (4) seats are available for a two (2) year term. Any nominees whom Las Palomitas would like to present to LPPOA election to be submitted to Lauren Lee no later than Friday, March 21, 2025 at 12:00 PM.
- Lynn thought a Board member should apply and volunteered, but members cannot be on both Boards.
- Please let Sarah know anyone who would like to apply so she can do the paperwork.

VIII. Next Meeting

March 11, 2025 at 4 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (Klaudt/LaCanse) to adjourn the meeting at 4:38 PM.

Las Palomitas Board Members	Phone	Email
Jennifer Zehr, President	612-382-4854	jkathrynz@gmail.com
Hans Klaudt, Vice President		
Lynn LaCanse, Sec/Treasurer		
Terry Davis, Member at Large	520-299-3814	davistd@icloud.com
Helen Steinman, Member at Large	573-489-9377	stenmanhc@gmail.com
Sarah Kiernan, CMCA, AMS	520-298-2146	sarah@pinehurstproperties.net