

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

October 12, 2015

Present: Monica Manning, Ray Soule, Bill Falsgraf and Terry Davis by phone. Also present was Mandi Bates with Associa Arizona.

Absent: Gloria DeVore

Call to Order

The regular Board meeting of Las Palomitas was called to order by Board President, Bill Falsgraf at 3:10 pm.

Homeowner Concerns

- No Discussion

Scott McLaughlin Presentation

- Mr. McLaughlin reviewed current annual options.
- A suggestion to raise the crime coverage and sign up for the Umbrella policy was made.
- When entering a claim, enter all parties together under one claim so that one deductible is paid.
- CAU has not increased rates for five years.
- Mr. McLaughlin will send option rates.
- Mr. McLaughlin agreed to prepare and provide an informational document with homeowner coverage.

Hearings

- No Hearings

Approval of Minutes

A motion to approve the May 2015 Board Meeting minutes as amended, was made by Ray Soule, seconded by Monica Manning and passed with a unanimous vote.

- The October 19th Board Meeting was changed to October 12th with approval of the Board.

A motion to approve the Special Meeting Minutes held on July 21, 2015 was made by Monica Manning, seconded by Ray Soule and passed with a unanimous vote.

Financial Report

- The Board requested that Ms. Bates check to make sure that the Reserve contribution was made for September.

Ms. Bates will verify that the monthly contribution was put into the Reserve account.

- Electric Service - \$2,000 over budget year-to-date.
- Irrigation – over budget year-to-date.
- Janitorial – need to budget for 2016.
- Lighting Supplies - \$600 under budget year-to-date.

Ms. Bates was requested to make sure the pool pump was paid from the Reserve account.

A motion to approve the July and August 2015 financials was made by Monica Manning, seconded by Terry Davis and passed with a unanimous vote.

Management Report

- A written report was included in the Board packet.
- The Norris Designs meeting notes from September 3rd and 24th were included in the Board pack for review.

Unfinished Business

Towing

- The Board reviewed Towing bids from A & B Towing and B & C Towing.
A motion to approve the bid from A & B Towing with the addition of a 30 Day Notice to cancel the agreement, 24 hour operation hours and that Ms. Bates is the only person allowed to call in for a tow within Las Palomitas was made by Ray Soule, seconded by Monica Manning and passed by unanimous vote.

Master DRC Representative

- Bill Falsgraf will be in contact with a homeowner they feel can represent the community.

Norris Designs / AAA

Ms. Bates was requested to invite Chris Stebe from Norris Designs and Jordan Davis from AAA to the November Board Meeting to discuss a timeframe for completion and to see how the project is going.

New Business

Sidewalk Damage

- The home at 4023 E. Via Del Vireo had two lifted sidewalk panels from the tree in the yard that fell over during the storm.
- 3R Landscape tried to put the sidewalk back down and level it however, it is un level now.

Ms. Bates was requested to obtain several bids to have two sidewalk panels repaired.

Storm Damage

- This topic was added to the current agenda.
- Titan Restoration has completed several inspections for both interior and exterior storm damage.
- Several Board Members requested that Titan complete an inspection on their homes.
- Invoices from 3R Landscape will be submitted to Community Association Underwriters (CAU) as part of the claim.

Mistletoe

- Ms. Bates discussed with the Board the need to have Mistletoe removed from trees.
- Ms. Bates will send an email blast to remind homeowners to have the Mistletoe removed.**

2016 Budget Approvals

A motion to approve the Waste Management bid for \$1217.35 a month was made by Ray Soule, seconded by Monica Manning and passed with a unanimous vote.

- The Board will need CAU's final numbers to approve the budget.
- A meeting will be held to review and approve the budget before the next Board Meeting.

Executive Session

- This topic was added to the current agenda.
- The Board requested that they be asked in the future to move items to the Executive Session.

Next Meeting

- Board Meeting: November 16, 2015- Associa Arizona Offices, 6840 N. Oracle Rd. Ste. 130 at 3:00pm

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 5:12 p.m. was made by Monica Manning, seconded by Ray Soule and passed unanimously.