

8

---

**Las Palomitas Homeowners Association**  
**Board Meeting Minutes**  
**Tuesday, January 13, 2026 at 4:00 PM**  
Zoom Virtual Meeting

---

| <i>Board: Present</i> |   | <i>Staff:</i> |                                       |
|-----------------------|---|---------------|---------------------------------------|
| <b>X</b>              | <b>Jennifer Zehr</b> , President          | <b>X</b>      | <b>Sarah Kiernan</b> , Managing Agent |
| <b>X</b>              | <b>Hans Klaudt</b> , Vice-President       | <b>X</b>      | <b>Rebekah Tolbert</b> , PPI          |
| <b>X</b>              | <b>Lynn McCanse</b> , Secretary/Treasurer |               | Independent Contractor                |
| <b>X</b>              | <b>Helen Steinman</b> , Member at Large   | <b>X</b>      | Joan Groom, Meeting Minutes           |
| <b>A</b>              | <b>Kirk Wohlers</b>                       |               |                                       |
|                       | <b>Owners Present</b>                     |               |                                       |
| X                     | Richard Mills                             | X             | Jim Davis                             |
| X                     | Judith Noiseaux                           | X             | Virginia McCanse                      |
| X                     | Linda Head                                |               |                                       |

**I. Call to Order**

---

The meeting was called to order at 4:02 PM and a quorum was established.

"We ask all homeowners to maintain decorum during the meeting; homeowner input will be welcome during the Homeowner Forum or if a motion is made and opened for discussion."

**II. Minutes Approval**

---

**A motion was made and seconded (Kludt/McCanse) to approve the December 11, 2025, Board meeting minutes as amended. Motion passed.**

**III. Financial Report (Sarah Kiernan)**

---

**December 2025 Financials**

|                     |                     |
|---------------------|---------------------|
| Operating Account   | \$142,412.84        |
| Reserve Account     | \$ 24,444.87        |
| Alliance CD 0507    | \$ 23,284.32        |
| Alliance CD 5398    | \$ 23,516.05        |
| Alliance CD 7125    | \$ 23,309.96        |
| Alliance CDAR 0945  | \$129,315.41        |
| <b>Total Assets</b> | <b>\$366,283.25</b> |

**A motion was made and seconded (Kludt/Steinman) to approve the December 2025 financial report. Motion passed.**

## **IV. Reports**

---

### **A. Landscape Report – (*Sarah Kiernan*)**

- Sarah reported we've been dealing with inquiries from homeowners on what areas are their responsibility and which the HOA responsibility around the back patios.
- The irrigation boxes have been locked. Drip Doctor will start working on replacing and locking the boxes.
- Everything else is going pretty well in landscaping. We will start working off the schedule the committee had approved. We will send an email out letting homeowners know what to expect going forward regarding landscape work.
- Hans asked if anyone was checking that the irrigation was on. Sarah said it seems to be working normally now. They will make sure the boxes are set appropriately when they are changed out.

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

- Jennifer reported that the pool building and surroundings have been painted and look lovely.
- Painting started on 5 houses on Verdemar on Monday, and residents are happy with the work so far.
- Sarah has done a great job of organizing and letting everyone know when things are starting, selecting colors and collecting payments.

### **C. Management Report – *Rebekah Tolbert***

- Sarah reported they have been working with the homeowners regarding the house painting, and everyone has been responsive so far.
- Rebekah went over the December financials (see above Financial Report).
- We have collected \$144,744 for the painting project so far, which is a little over 50% of the total. We've already paid the \$133,797.50 down payment. Homeowners were charged the full amount for their house.

## **V. Old Business**

---

### **A. Community Painting Update**

- Sarah reported there are just a few of the project details needing attention, but everything is going smoothly. She will contact L&M on Thursday to find out where they are at with the current houses and will know when we are ready to move on to the next section. Members will be getting community emails weekly on Thursdays.

B. Pool Furniture Strapping & Repainting

- Sarah reported purchase was approved last month and we will get the strapping ordered this month. It takes about 3 weeks. We are still working on a quote for the powder coating for the metal furniture.
- Sarah reported there will be an additional \$700.00 charge for the additional metal trim in the shower.

**VI. New Business**

---

A. Annual Meeting

- The Annual Meeting has been moved to February 24, 2026, at 4:00 PM.
- There was a conversation on having the meeting in-person. Sarah clarified that the Annual Meeting is an update for the members and the election of officers. Following a discussion among the members, it was decided the Annual Meeting would be via Zoom and there would be a community gathering scheduled for the spring.
- All board seats are expiring this year.

B. CCR Revisions

- Jennifer would like to have an attorney review the CCRs and update them to the 21<sup>st</sup> Century standards and put a vote to homeowners on whether they would like painting to continue to be community wide or be on an as-needed basis.
- She would also like to stagger the Board terms so that all Board members are not up for election at the same time. Sarah said changing that would depend on how the Bylaws are written, so it would be good to have both the CCRs, and Bylaws reviewed by the attorney. This could not be accomplished by the February 2026 Annual meeting date, but if approved at the 2027 Annual meeting, it would start immediately.

C. Plant List

- We will be looking at revising the plant list to eliminate any invasive or problematic species. Sarah mentioned keeping the list aligned as much as possible with the Los Palomas list although there are plants on that list that don't work for LAPL.

**VII. Homeowner Forum**

---

- Virginia McCanse complemented the board on the paint colors and would be willing to be on a committee that looks at the arrangement of plants and the plant list.
- Hans mentioned parking on the street and would like reinforcement of the policy that people park in their garages. Sarah responded that photos should be taken of such violations and sent to the management office. If there is an issue over the holidays, owners can call the PPI emergency line.
- Hans also mentioned a crack developing at the end of his wall where it meets the neighbor's wall and asked who is responsible should the wall start to fall

off. Sarah responded if it is a shared wall, it needs to be negotiated between the neighbors who share the wall. If the wall is shared with the association, there might be some association responsibility, but it would depend on how the damage occurred.

**VIII. Next Meeting**

---

**Annual Meeting, February 24, 2026, at 4:00 PM via Zoom**

**IX. Adjournment**

---

**There being no further business, a motion was made and seconded (Klaudt/Steinman) to adjourn the meeting at 4:40 PM.**

| <b>Las Palomitas Board Members</b> | <b>Phone</b>   | <b>Email</b>   |
|------------------------------------|----------------|--|
| Jennifer Zehr, President           | 612-382-4854   | <a href="mailto:jkathrynz@gmail.com">jkathrynz@gmail.com</a>                     |
| Hans Klaudt, Vice President        |                |  |
| Lynn LaCanse, Sec/Treasurer        |                |  |
| Kirk Wohlers, Member at Large      | (206) 226-7888 | <a href="mailto:kirkwohlers@hotmail.com">kirkwohlers@hotmail.com</a>             |
| Helen Steinman, Member at Large    | 573-489-9377   | <a href="mailto:stenmanhc@gmail.com">stenmanhc@gmail.com</a>                     |
| Sarah Kiernan, CMCA, AMS           | 520-298-2146   | <a href="mailto:sarah@pinehurstproperties.net">sarah@pinehurstproperties.net</a> |