
Las Palomitas Homeowners Association
Board Meeting Minutes

Tuesday, November 13, 2018

Catalina Foothills Church, 2150 Orange Grove Rd, 403

Board: Present		Staff:	
A	Cassandra Meynard , President	X	Donna Wood , Managing Agent
X	Terry Davis , Vice-President	X	Jackie Kincaid , Meeting Minutes
X	Jonathan Mitchell , Secretary/Treasurer		
X	William Falsgraf , Member at Large	X	Sally Adelus , Lot 168
X	Jim Davis , Member at Large	X	John Cooper , Lot 114

I. Call to Order

The meeting was to order at 4:00 p.m. after establishing a quorum with 4 members participating.

II. Homeowner Input

- Sally Adelus lives at 4036 E Via De Mirlillo present to observe.
- John Cooper has no issues to report but wanted to say "thank you". He appreciates the Board for all the hard work they do.

III. Minutes Approval

A motion was made and seconded (J.Davis / Mitchell) to approve the October 9, 2018 Board Meeting Minutes as amended. Motion passed.

IV. Financial Report (J. Mitchell)

- October Financials

Current Assets	\$ 107,294.05
Reserve Assets	\$ 149,839.52
TOTAL ASSETS	\$ 257,133.57
- The Balance Sheet is in good shape, no huge variances
- We have 3 CD's laddered at 3 months, 9 months and 12 months with \$20, 000 invested in each.
- Rural metro was paid \$6,000 in October. We still owe them \$ 5500, to be paid before the end of this fiscal year which ends 12/31/2018.
- Water was a little higher at \$1256.84 but nothing to be concern about.

A motion was made and seconded (J Davis/Mitchell) to accept Financial Report of October 2018 as presented. Motion passed.

V. Reports

A. DCR Report

- Donna presented a DRC for Mojo residence at 4024 E Via Del Vireo. The homeowner wants to raise their perimeter wall, using brick or black wrought iron. The Board agrees that no black wrought iron can be used.

Motion is made to approve raising existing wall using brick but not wrought iron, (JDavis/Mitchell). Motion passed.

B. Management Report *(D. Wood)*

- Donna reviewed the management material that was included in the Board packet. No new homeowners during this cycle.
- Starting January 1, 2019 HBS will be managing gate and possibly the master as well
- Trees
 - Donna expressed the need to be aware of the asset we have in the trees, and the importance of making sure we have money allocated in the budget to properly maintain the trees as they are an asset of approximately \$2,000,000 for the community. The trees were trimmed, for the first time in a number of years in 2017. Several companies submitted bids for on all trees with overhanging branches.
 - Arizona Tree and landscape Service, Inc's estimate of \$13,400 included and option of removal of mistletoe and dead material for an additional \$4000.00
- Dead Cactus
 - Landscapers did not charge to remove and dispose of the cactus located at 4065 E Via Del Vireo even though it was a hassle because of the size of the cactus and the fact that it was attached to several other saguaros by one root ball.
- Irrigation
 - There were 3 leaks this months and working with Aaron & Brandon of Southwest Grounds and reporting to Jordan at AAA.
- Insurance
 - CAU inspects every 2-3 years looking for liability risks. The last time this was done was in 2015. Dick Wheeler (CAU rep) conducted an on site inspection on November 9. We have created a handout called Loss Prevention which is occasionally distributed to owners. No reported risks.
- Pool Area
 - Newly installed "self-closer" gate. Johnathon commented that it does not close properly. Donna and Terry to take a look to verify it is functioning correctly.
- Annual Meeting Timeline
 - 12.6.2018 We will send out a call for Nominations with the Notice of Annual Meeting by community email.
 - 12.22.2018 Mail out the annual meeting package with the new venue location
 - 1.22.2019 Annual meeting at Embassy Suites

VII. Old Business

A. Annual Meeting at Embassy Suites

- a. We have a new venue located in the La Paloma room, at the Embassy Suites. The place is conveniently located and the prices are reasonable.

B. Garage Lights

- a. Donna reported that the light fixtures are dated and many have broken glass. She also noted that any updates on replacement lights built before the dark sky ordinance took effect will have to conform to that ordinance.
- b. Donna checked the prices for 100 pieces option A) UltraLight Basics 9260 costs \$ 16,000.00 and option B) Hinkley & Jr costs \$ 19,000.00 this includes labor cost. Donna thinks it would be nice for the community and we could get a group price \$100/ \$120 per light.

The Board discussed the differences between the two light fixtures:

The board agreed to Table new lights....until further notice

C. Irrigation Diagnostic-

- a. Johnathon recapped the meeting from October. AAA said they will fix reported leaks for an undetermined amount of time. Donna reported that the irrigation bills have decreased 25%. It is the opinion of the Board that we didn't get what we paid for. Terry understood that AAA had a difficult time getting under driveways, and the line under them was not going to be replaced but the lateral lines should have been replaced. Johnathon suggested absolving AAA of driveway replacement but everything else needs to be replaced. He is, also, concerned about issues down the road.
- b. Donna stated that there are issues with the lateral lines in the front yards, and of the samples taken, 80% were flawed. Discussion ensued about the origin of the problem and how to remedy. The Board believes that fixing the leaks for an indefinite time period is not a good plan. Their discussion raised questions about Mandy's (previous community manager) oversight, or lack thereof, with the original project. Additionally, the Board inquired as to what knowledge Mandy has of the situation. Donna asked, "How do we move forward?" Bill is not sure we can do better than we have it with AAA fixing reported leaks at no charge. Johnathon wants to know what the Statue of limitations for contract compliance is and will look into finding out. A possible solution is requiring AAA to install new lateral lines. AAA did refund \$15,000.00 refund for work not completed.

The Board will leave on the agenda for another meeting

VIII. New Business

A. Cadden Negligence-

- a. Summary: Cadden wasn't managing oversight appropriately with overtime hours and paid employees \$117,000.00. They have agreed to repay over

time. The repayment does not include everything, the actual loss is more than the settled upon amount.

- b. The Board discussed the current Legal issues the master association is involved in with Cadden and the impact on their community. Jonathon questioned how the Board did not catch the variances in the financial reports for so long and why Cadden was not paying the money back immediately. He also suggested we write a formal complaint. Donna to create a draft statement, send to the board for review and then send out final draft.
- c. Jim inquired as to "what percentage is our responsibility?" About \$10,000.00- \$12,000.00 (based on the number of homes and the overall liability). Bill reported that the gate company will change in January 2019. Jonathon commented that "Employees knew they were getting over paid and didn't say anything. A lot of people have explaining to do. As an association Cadden should pay it back immediately, look back to how this got missed and how do we prevent this in the future?"
- d. **Master Board:** Las Palomitas BOD want to know what the main board doing with the front entrance fountain and flowers? Are they going to the replace pump and maintain it properly? Donna thinks it is a main attraction and Sally noticed that it wasn't running.
- e. Donna stated that Las Palomitas residence will incur a 5% dues increase for the Master Association dues in 2019.

B. Parking Issues in Las Palomitas

- a. Policy Resolution gate Access

Cooper, homeowner stated that while streets resurfaced in a different La Paloma sub association, residents were told to park in Las Palomitas; (copy of Ridge 4 sealing notice attached to board package). According to the refined parking R&R's, guests have to have La Paloma Access pass on dashboard or they are in violation. 90% of the time the front gate doesn't know who is in the community. Donna sent out email and she got calls, reporting that the front gate only gives out passes if they are asked for one. The Board is mostly concerned with habitual violators and feels the front gate needs to be more diligent with issuing access passes.

C. 2019 Approved Budget- Adjustments

- a. Master Association 5% dues Increase (budget adjustment)
- b. Updated Tree Trimming
 - i. Az Tree Service (budget adjustment)

A motion is made to approve the tree trimming bid with the additional \$4000.00 worth of mistletoe and dead material removal. The work will be completed in February of 2019 (Falsgraf/Davis). Motion passed.

- Terms are for One year
- Sally expressed interest in participating but is only here for 6 month out of the year.

- Phoning in is problematic because the speaker is hard to hear, especially when multiple people are talking at the same time. Donna will look into possible solutions.
- Board approved DRC for Stephanie Kirz (Lot 175) Palo Verde tree replacement.
- Cooper, homeowner commented that the association continues to have the same issues from the past, irrigation, parking, etc... Mr. Cooper suggested photographing every car that comes in the main gate additional charge.

IX. Next Meeting

Tuesday, January 22, 2019 Annual Meeting

All owners are welcome and invited to attend.

X. Adjournment

There being no further items of business, a motion was made and seconded (Falsgraf/J Davis) to adjourn the meeting. Motion passed. The meeting ended at 5:06 p.m.

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