

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting
December 17, 2012

Present: Terry Davis, Gloria DeVore, Bill Falsgraf and Larry Westberg. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Ray Soule

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:05 p.m.

Homeowner Concerns

- No Discussion

Approval of Minutes

A motion to approve the November 19, 2012 Board Meeting minutes as amended was made by Bill Falsgraf, seconded by Gloria DeVore and passed with a unanimous vote.

Financial Report

- The November 30, 2012 financials were not available for the meeting.
- The Board reviewed the collection report.

Committee Reports

ARC

- No Report

Landscaping

- No Report

Management Report

- A written report was included in the Board packet.
- A bid from Sovereign Electric to repair the electrical wiring for the lighting in the pool area was provided for review.
A motion to authorize Ms. Weber to obtain a second bid and approve the lower proposal was made by Larry Westberg, seconded by Bill Falsgraf and passed with a unanimous vote.
- The Board discussed having the heat for the pool turned off the second week of January.
Ms. Weber was requested to have the pool company turn off the pool heater the second week in January.
- PMIS has not provided the information if seal coating of the roads can be done in May.
Ms. Weber was requested to inquire if there is any remedy available for the areas where water puddles as a result of the rain.
- Cactus Transportation will not be paid in full until the last parking space lines have been painted on Tangara and Verdemar.

- The Silverado Plumbing invoices for the sewer work project were reviewed.

Violation Report

- A violation report was included in the Board packet for review.

Unfinished Business

Annual Meeting

- The Annual Meeting is scheduled for January 28, 2013.
- Topics will include the Reserve Fund, pool, irrigation and xeriscaping.

Pool/Spa Re-Plastering Proposal

- Classic Pools provided a bid to re-plaster the pool/spa and deck.
- The Pebble-Tec finish will cost approximately \$4,000.00 more.
- Additional bids will be obtained.

Cool Decking Replacement Proposal

- Additional bids will be obtained.

New Business

Lot 189 – 4044 E Via Del Mirillo – Rear Wall

- The Board discussed the damage to the wall.
- The tree was investigated and determined not to be responsible for causing any damage to the wall.

Ms. Weber was requested to obtain an opinion on the cause of the damage and a bid for repair.

Lot 133 – 4074 E Via De La Tangara – Water Bills

- The Homeowner is suggesting that Association vendors used her water causing her water bill to be \$300.00; however the homeowner did not see the vendors using any water.
- The road contractors and plumber were contacted and advised they did not use the Homeowners water.

A motion to send the letter from the HOA using the attorney's suggested verbiage to the Homeowner was made by Larry Westberg, seconded by Bill Falsgraf and passed with a unanimous vote.

CPA Engagement Letter

- The engagement letter for the CPA was provided for signature.

A motion to authorize the Board President to sign the CPA engagement letter was made Larry Westberg, seconded Gloria DeVore and passed with a unanimous vote.

Lighting in Pool Area Proposal

- Discussed earlier in the meeting.

Directory

- The Board discussed issues with the Directory.

- Ms. Weber advised Cadden Management will reissue the directory in 2013, she will proof the amended Directory.

Next Meeting

- The next Board meeting is scheduled for January 21, 2013.

Adjournment

With no further business to discuss, a motion to adjourn at 4:15 p.m. was made, seconded and passed unanimously.

Respectfully Submitted,
Kolleen K Weber, CAAM, CMCA
Community Association Manager
For Las Palomitas Homeowners Association