

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting
November 16, 2015

Present: Monica Manning, Ray Soule, Bill Falsgraf and Terry Davis.
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 3:00 pm.

Homeowner Concerns

- No Discussion

AAA and Norris Designs Update

- Trenching will be completed by Thanksgiving.
- The cable lines were located inside the same trench and sleeve as the irrigation, which made it difficult to trench and lay the new irrigation line.
- Chris Stebe will walk the community and put a punch list together of items needing attention.
- The final stages will be to 1.) complete a punch list 2) walk through while reviewing current punch list and 3) make a final punch list and make sure cleanup is complete.
- A salesman for Hunter, who manufactures the clock, will be onsite mid-December to review how the clock works and will show 3R Landscape how to operate the clock.
- A final cost estimate will be provided closer to completion.

Hearings

- No Hearings

Approval of Minutes

- The April 2015 Board Meeting Minutes were not posted to the website.

Ms. Bates was requested to post the April 2014 Board Meeting Minutes to the website.

- The October 12, 2015 Board Meeting Minutes do not follow the agenda and need to be rewritten before the Board will review and approve them.
- Items not pertaining to the HOA, such as committee reports, should be removed from the agenda.

Ms. Bates was requested to organize the Meeting Minutes so they follow the agenda.

Financial Report

- Electric Service - \$1,400 over budget year-to-date.
- Water – \$15,000 over budget year-to-date.
- Janitorial – not budgeted in 2015 but is budgeted for 2016
- Irrigation Repair - \$1,300 over budget year-to-date
- Pool Supplies – Higher than budgeted year-to-date.
- Rural Metro Invoices showing as an overpayment.

Ms. Bates was requested to look into the reason for the variance and report the reason back to the Board.

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

- The September and October 2015 financials were not approved. More information on the reported variances is requested.

ARC Violations

- The Board discussed the current violations.
- The owner of lot 184 was given approval to stucco and paint around their garage where the custom concrete work has fallen off.
- There is a white globe by the mailboxes.
- A light post at the pool is leaning and needs to be repaired.
- The two pool umbrellas were damaged in a storm and need to be replaced.
- The spa cover is missing.
- The toilet in the men's bathroom does not have any water in it.
- The brick walkway at the pool needs to be put back together.
- The Board will tag three Pepper trees to be removed.

Ms. Bates will follow up on the above items and report back to the Board.

Management Report

- A written report was included in the Board packet.

Unfinished Business

Master DRC Representative

- Bill Falsgraf contacted a homeowner and is awaiting their commitment to represent the HOA at the DRC Meetings.

2016 Las Palomitas Budget

A motion to ratify the vote to approve the 2016 Budget as presented was made by Ray Soule, seconded by Terry Davis and passed with a unanimous vote.

Monica Manning revised the amendment on July 1st after discussion.

Exterior Painting

- The Board discussed using a different palate of colors to paint the exterior of homes.
- The Board discussed allowing homeowners the choice between one group of colors or voting on one color to be approved as a community.
- Ms. Bates offered to have a representative from Dunn Edwards available to give a presentation and answer questions the Board may have.

Ms. Bates will request that the representative from Dunn Edwards come to the next Board Meeting.

Sidewalk Damage

- This item will remain on the agenda until bids are received.

Management Contract

- The Board discussed the current Associa contract.
- The current contract needs to be updated.

A motion to require a new Associa contract be negotiated by July 1st, 2016 was made by Monica Manning, seconded by Ray Soule and passed with a unanimous vote.

New Business

New Vendor Portal

- Associa has hired a third party company to manage the compliance records of vendors.
- There is a one-time annual fee of \$150 per vendor, not per company to maintain these records.
- The vendors will register and be able to see real time views of invoices and payments.
- The Board has the option to sign a waiver regarding insurance and licensing. The waiver states that Associa has no liability if an issue arises with the company.

Ms. Bates was requested to email a list of current vendors being used to the Board.

Annual Meeting

- The Annual Meeting will be held at Catalina Foothills High School on January 20th, with a sign in time of 6:00 pm to 6:30 pm and a starting time of 6:30 pm.
- The Board discussed the possibility of adding a new member to the Board
- The Board would like Scott McLaughlin from CAU to attend and address our current policy and what the homeowner should know about it. He has a ten minute limit with a five minute question and answer time.

Ms. Bates was requested to invite Scott McLaughlin to the Annual Meeting.

- The Board would like the Call for Candidates, Annual Minutes and Agenda emailed to them for review prior to them being sent.

Insurance Claim

- Community Association Underwriters (CAU) has turned the claim over to Western Affiliated and to its adjuster to review the claim.
- The Board discussed adding the invoice submitted by 3R Landscape to remove trees caused by storm damage to the claim.
- Can homeowner's use their own contractor to make repairs?

Next Meeting

- Board Meeting: December 21, 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 5:11 p.m. was made by Monica Manning, seconded by Ray Soule and passed unanimously.