
**Las Palomitas Association
Board Meeting Minutes
Tuesday, April 11, 2017**

Catalina Foothills Church, 2150 Orange Grove Rd, Room 401-3

Board: Present

X	Cassandra Meynard , President
X	Monica Manning , Vice President
X	Ray Soule , Treasurer
X	James Wolf , Member at Large
X	William Falsgraf , Member at Large
X	Terry Davis , Member at Large

Staff:

X	Donna Wood , Managing Agent
X	Laurie Velger , Meeting Minutes

Homeowners:

X	Steve Bailey
X	Joyce Barkley
X	Tippy Burke
X	Susan Penfield
X	Duane Wrobel

I. As Las Palomitas Board President Cassandra Meynard was expected but not yet present, Vice President Monica Manning called the meeting to order at 4:04 PM. Five out of six Board Members were present, constituting a quorum. President Meynard arrived shortly thereafter at 4:08 PM.

II. Homeowner Input

- Steve Bailey inquired if there was a Board Member who deals specifically with landscaping issues. Vice President Manning responded that the whole Board should be addressed regarding landscaping issues, and mentioned the Board's interest in getting together three people to start a Landscaping Committee to give more guidance to 3R Tucson Landscaping. Steve replied that he may possibly be interested.
- Susan Penfield asked if tree removal is part of landscaping, and wanted to know who to talk to regarding a tree's roots coming up under a house foundation. Vice President Manning said to talk to Donna about this issue.
- Duane Wrobel brought up the issue of parking, and stated that there should be reasonable expectation that parking rules will be enforced. While he follows the rules that were explained to him, he has a neighbor [Akum Tamimi] who appears to not want to do so. Mr. Wrobel can understand making a parking exception for someone with a disability, but not for someone who does not want to abide by the parking rules. Jim Wolf responded that progress has been made on the parking rules and these rules have been addressed. President Meynard asked for Mr. Wrobel's input on exemptions, such as children of homeowners who come to stay for an extended period of time. Mr. Wrobel voiced his opinion that granting this neighbor a parking exemption is "really pushing it."
- Joyce Barkley commented that she is looking forward to the tree project.
- Steve Bailey asked how to get trees trimmed on his property, as there is a tree whose roots are starting to lift the slab of the house. Donna explained that he and his wife could contact the landscapers directly for work in their back yard. Steve will email Donna and he can communicate with the arborists.

III. Approval of Minutes

- **A motion was made and seconded (Falsgraf/Davis) to approve the March 14, 2017 Meeting Minutes with the following correction:**
 - On Page 2, Section IV., Financial Report, under Exemptions the motion should be noted as made and seconded by "Soule/Davis," rather than "Meynard/Davis."
- **All approve. Motion passes.**

IV. Financial Report (Ray Soule)

March 2017 Financials:

Operating Account	\$ 90,947.05 (includes painting payments)
Reserve Account	<u>\$ 92,237.45</u>
Total Assets	\$183,184.50

Current Liabilities Total is \$29,606.09, as 24 homes have prepaid for a portion of the year or for the entire year, and 2 homes painting amounts.

Retained earnings were \$119,384.84.

Net income was \$34,193.57.

Pinehurst transferred \$12,118 from Operating to Reserves.

Exceptions:

Dues income would normally be zero, but we had \$1,330 in dues.

Administration costs were \$811.56 over budget (\$700 of this was for accounting fees, and \$452.46 for postage costs of the mailing with certified mail/return receipts to remind homeowners of the impending painting deadline.)

Maintenance was over budget by \$566.33.

Utilities were over budget by \$91.04 (electric \$274.33 and gas \$84.96).

A motion was made and seconded (Soule/Falsgraf) to approve the March, 2017 Financials as presented. and to have Pinehurst Properties transfer \$6,059 from the Operating Account into the Reserve Account. All approve. Motion passes.

V. Reports

A. Master Association Report (Monica Manning)

March 21st LPPOA Board Meeting: A group of homeowners from the Villages attended and spoke to their lack of confidence in the personnel management of La Paloma. Specifically, the usual staff person at their gate had been fired, and they believe sufficient cause had not been demonstrated. The DRC submitted a list of priority community improvements, but there was no discussion. The potential of outsourcing gate staffing will be on the May 9th board agenda.

March 28th LPPOA Annual Meeting: The treasurer reported that the reserve account is just over \$1M. The chair reported that the ownership of two roads in La Paloma needs to be clarified (to date these roads have been maintained by sub-HOAs but the recent plotting of property lines determined they belong to LPPOA). A homeowner described her sub-HOA's experience when a homeowner was nearly able to obtain a zoning variance to allow a cooking school to be operated in her home. Two homeowners spoke up to report that some commercial vehicles and private guests are being admitted without gate passes. Both homeowners have observed the practice. Pierre Renault said all vehicles must receive gate passes and that he would look into the matter.

The Las Palomitas Board Members agreed that two recommendations should be made to the LPPOA at its May 9th meeting: 1) That the LPPOA Board determine the compensation

package with appropriate health insurance coverage for gate staff that attracts well-qualified people, because the quality of the personnel is a major part of the security we count on; and 2) That the LPPOA continue to directly employ the gate staff rather than outsourcing this work. Again, the quality of the personnel is a major part of the security we count on. Security firms cannot guarantee the level of quality we experience and expect with their current hiring practices and compensation levels.

B. Design Review Committee (DRC) Report (James Wolf)

- The DRC met on Thursday, March 23rd and the draft Minutes were sent out. There were no requests from our HOA. The next meeting will be on Thursday, April 27th.
- The small strip of land at the East Gate has been cleaned up and greatly improved. At some point we may want to consider adding a few plants.
- Jim voiced his concern about the condition of the common areas at the last meeting. He submitted 42 photos to Donna of areas that he thought needed attention and she forwarded them to the landscapers. Some of these areas have trash and some have dead cactus. Most of these areas have not been taken care of as yet, but will be addressed over time. Donna noted that it is important to differentiate natural open space areas ("NOS") from common areas. The common areas are the community entrances and the pool area. The landscapers do work in the NOS areas once per year, mainly to mitigate any fire hazards.
- Jim stated that when he returns to Tucson next year he would be willing to contract and pay for the NOS areas to be cleaned up. However, the Board may allocate this cost as an extra expense apart from the regular landscaping expense. Taking the street cleaning burden off of the landscapers may give them more time to address these NOS areas.
- Jim noticed a property that has fake rocks and is not sure if that homeowner put in a DRC Request to install them. He would like the Board to consider fake rocks as landscaping and going forward, they should require a DRC Request when put on a property. Ray suggested that a simple solution is to state that the only rock acceptable is Arizona native rock.

C. Management Report (Donna Wood)

New Homeowners: There are two new homeowners:

Lot 197, 5925 N. Via Del Chiquiri: Adam Reeb

Lot 132, 4076 E. Via De La Tangara: Eric and Kimberly Bosler

Financials: Already discussed.

Parking Issues:

Donna submitted a proposal for approval of No Parking/Tow Away signs that conform to the La Paloma Guidelines.

Pool Area:

Future work at the pool area to possibly include in the 2018 budget is the re-strapping the pool furniture and the updating of the pool light fixtures. A socket does not work and new wiring is needed.

Gas Leak:

A gas leak was noticed and then identified by Kenny from Valentine Plumbing as coming from the hot water heater that services the pool house sinks and showers. The heater is 31 years-old and needs to be replaced. The cost of replacement is \$850. Donna requested approval for a new pool heater.

A motion was made and seconded (Wolf/Davis) to approve replacing the pool water heater for \$850. All approve. Motion passes.

Wasp Nests:

Wasps were reported in the ramada area where someone saw a nest in progress under the cabinets. Horn Pest Management was sent out and eliminated a total of three wasp nests in progress. Jim reported that the ants are gone.

Concrete Grinding:

Tomorrow, Wednesday, April 12th, there will be concrete grinding on a section of the sidewalk at 6045 Placita del Vireo.

Painting Update:

There are 13 people on the painting list. A letter was sent out reminding homeowners of the painting deadline. Thirty-eight homes were still in question and they all received letters.

Reserve Study:

Donna is talking with Ray about the study. Vice President Manning recommended Strategic Reserves, which did our study in 2010. They offer three different levels and Donna recommends choosing the level with one site visit at the price of \$799. The proposal was included in this meeting packet.

Tree Proposal:

Arizona Tree & Landscape Service, Inc. updated their proposal, which was included in the meeting packet.

Landscaping:

One regular Tuesday will be completely devoted to cleanup. The landscapers will hand remove the weeds.

Non-Compliance Report:

Two homeowners are not in compliance, one of which received a second notice regarding the weeds growing in their backyard. They will be called in to a hearing if they do not resolve this issue.

DRC Request from Lucas Schneider, Lot 151:

The DRC request came in yesterday to approve two trees: a Chilean Mesquite tree and an Evergreen Oak tree. The Chilean Mesquite is on the approved plant list; the Evergreen Oak is not on the approval plant list or supplemental plant list. President Meynard recommended approving the Chilean Mesquite, but since we cannot approve the tree **not** on the approved list, we leave this one for the Master Association's approval.

A motion was made and seconded (Manning/Davis) to approve the planting of the Chilean Mesquite tree but not the Evergreen Oak tree on Lot 151. All approve. Motion passes.

A motion was made and seconded (Wolf/Davis) to approve Cassandra Meynard's Architectural Request to remove oleanders from the front yard and install: three 15-gallon Texas Ranger bushes; two blue agave cactus; two lantana bushes; three rosemary bushes; and 2.5 tons of 1/2" Desert Brown gravel; plus relocate a small barrel cactus. All approve. Motion passes.

VI. Old Business

No old business.

VII. New Business

A. Fire Access Tow-Away Signage Proposals (12)

Donna showed signage samples. These are rusted backer signs with posts. Donna believes 11 rather than 12 signs are really needed. This is a non-budgeted item and the cost will be taken out of the Reserve funds. The towing company, A & B Towing, will be mentioned on the new signs. Signs stating the old towing company will be updated to state A & B Towing.

A motion was made and seconded (Wolf/Falsgraf) to approve the purchase from the Reserve Fund of eleven "Fire Access Tow-Away Signs" from Sign-Up Sign Services Inc. All approve. Motion passes.

B. Street Sweeping Proposals

Donna has given maps to two street sweeping companies, but has not received proposals yet. The landscapers will blow the sidewalk debris onto the streets and the street sweeper will clean it up.

C. Code of Conduct (Signatures Required Per Amended By-Laws)

Vice President Manning requested that the Bylaws be updated to state that Board members must sign the Code of Conduct form yearly. This was authorized by the Board on April 21, 2008, but the Bylaws were never actually updated to include this requirement. Vice President Manning and Donna will update the Bylaws and then all Board members must sign this form.

D. Updated Parking Rules

Jim's prepared parking policy statement was reviewed, and after much discussion, it was decided that the parking policy will remain the same, but parking violators should be notified. Donna suggested that President Meynard send Mr. Tamini a letter communicating the Board's decision. In the opinion of the Board, his son is a resident and not a visitor. The rules state that there is a limit of only two vehicles per lot, and both vehicles must be parked in the garage and not allowed to park in visitors parking.

E. Summer Teleconference Meetings

The next Board meeting will be in May. Then there will be a break until the meetings resume again in September. However, there will be one teleconference meeting scheduled in July. The date will be arranged via email.

VIII. Next Meeting

The next Board meeting will be held on Tuesday, May 9, 2017 at 4:00 PM at the Catalina Foothills Church.

IX. Adjournment

There being no further items of business, a motion was made and seconded (Manning/Davis) to adjourn the meeting. All approve. Motion passes. The meeting ended at 5:57 PM.

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