

**Las Palomitas
Board of Directors Meeting
Tuesday, September 13, 2022, 4:00 pm
Zoom Virtual Meeting**

Board Present Terry Davis, President Jim Davis, Vice President Stephanie Kirz, Treasurer Pete Torrez, Director	Staff Present Christy Johnson, Managing Agent
Members Present Linda Head John Risberg Peter Rogoff	Independent Contractor Sarah Morrison-Kiernan, Meeting Minutes

Board Meeting

I. Call to Order

Terry Davis called the meeting to order at 4:03 p.m., after establishing that a quorum was present.

II. Homeowner Input

- Peter Rogoff – new homeowner introducing himself

III. Minutes Approval

A motion was made and seconded Davis(/Kirz) that the May 10, 2022, Meeting Minutes be approved - Motion passed.

IV. Financial Report

A. May 2022 Financials

May 2022 Financials

Operating: 63,082.19

Reserves 200,753.34

Assets \$ 263,835.53

B. June 2022 Financials

June 2022 Financials

Operating: 63,406.41

Reserves 205,656.10

Assets \$ 269,062.51

C. July 2022 Financials

July 2022 Financials

Operating: 82,334.66

Reserves 211,387.31

Assets \$ 293,721.97

D. August 2022 Financials:

August 2022 Financials

Operating: 55,679.90

Reserves 217,120.51

Assets \$ 272,800.41

Income:

Administrative Expenses: Under budget by \$5.49.

Maintenance Expenses: Our maintenance expenses are over budget by \$5,950.70. We were over budget on tree trimming and tree planting & removal.

- *Pinehurst will move \$5,950.70 over to reserve*

Utilities: Utilities are over budget by \$835.51. Water & sewer was over budget by \$757.42 and electricity was over budget by \$34.61.

Total Expenses: Total operating expense is about \$29,636.29 about \$6,780.72 over budget for August.

Reserve Expenses: There was no spending out of Reserves for August.

Transfer

Our monthly transfer is \$5,682.08

V. Reports

A. Landscape Report (L Head)

Activities in Progress:

1. We are currently working to replace Arcadia with another company. From April of this year until recently we have tried to work with company personnel to meet the terms of our contract with them. Members of the committee have met with supervisors from Arcadia at least six times over the course of these months to try to resolve problems. Within this time, the supervisor

who bid the job is no longer with them as well as the management personnel who met with us and drew up the contract. This is all well documents. Christy has details.

2. All other plans (such as proposing a budget for landscaping, new tree planting and revegetating the community with the plant pups we have) have been put on hold over the summer. We will meet in a week or so when more of our committee are here.

Activities Completed:

- Irrigation issues have been resolved regarding the work done by Drip Doctor.

Recommendations:

- No recommendations at this time.

Submitted by:

Joyce Barkley

Jim Davis

Linda Head

Stephanie Kirz

B. Management Report (C. Johnson)

Management Update

Las Palomitas Homeowners Association

Homeowner Resale Report

Escrow Date: 5/1/2022-8/31/2022

9/12/2022

New Account #	New Owner	Unit Address 1	Lot #	Previous Owner	Process Date
104201722	Cassandra Meynard	4056 E Via Del Buho	172	David and Maria Parmer	8/22/2022
104201161	Jean-Claude and Margarette Loiseau	5937 N Via De La Tarenga	116	Jean Hornback	8/17/2022
104201423	L & L Homes, LLC	4052 E Via Del Vireo	142	Arnold Friedman and Poornima Mukerji	5/4/2022
104201131	Peter Rogoff and Dena Morris	3949 E Via Del Verdemar	113	William Falsgraf	6/10/2022
104201872	Stephen Woodford and Courtney King	4052 E Via Del Mirlillo	187	Edward King	5/18/2022
104201954	Tammy Tengs	5918 N Via Del Chiquiri	195	Sean Cavanaugh	9/2/2022

Pool/Spa – With the swim season coming to a close, I would like to get bids on replacing the tile in the pool bathrooms, shower area and the cabana area.

- *Christy will get bids for area and have roof checked on cabana.*

VI. Old Business

- A. Directory -Pinehurst has received forms back from everyone who would like to be included, does the board want an excel format or digital pamphlet?
- *tabled until October Meeting.*

VII. New Business

- A. Landscape Company
- Discussion was had about Arcadia not keeping to the schedule or keeping up on maintenance.
 - Pinehurst will start getting bids and interviewing with other companies.
 - Christy to get legal opinion on terminating contract due to non-performance.
- B. Exit cameras at front gate
- Terry Davis opened discussions about the Master Association Board decision not to install cameras at the exit.
 - No concerns regarding the Master Boards decision unless there is additional information on why they would be needed; no further discussion needed.
- C. A & B Towing
- There was a recent article regarding A & B Towing and their unethical towing practices. Las Palomitas does not wish to be associated with them and would like Pinehurst to locate another towing company. Pinehurst will start looking for new towing provider.

VIII. Next Meeting

The next meeting will be held on October 11, 2022, 4:00 pm via Zoom

IX. Adjournment

The meeting was adjourned at 4:46 pm.