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**Las Palomitas Homeowners Association**  
**Board Meeting Minutes**  
**Tuesday, October 10, 2023 at 4:00 PM**  
Zoom Virtual Meeting

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<i>Board: Present</i>		<i>Staff:</i>	
<b>X</b>	<b>Jim Davis</b> , President	<b>X</b>	<b>Sarah Kiernan</b> , Managing Agent
<b>X</b>	<b>Jennifer Zehr</b> , Vice-President		
<b>X</b>	<b>Stephanie Kirz</b> , Member at Large		
<b>X</b>	<b>Pete Torrez</b> , Member at Large	<b>X</b>	<b>Independent Contractor</b>
<b>A</b>	<b>Courtney King</b> , Member at Large		<b>Joan Groom</b> , Meeting Minutes
	<b>Owners Present</b>		
<b>X</b>	Linda Head	<b>X</b>	Hans Klaudt & Judith Noiseux

**I. Call to Order**

The meeting was called to order at 4:03 PM. after establishing a quorum. Jim welcomed everyone back after the summer.

**II. Homeowner Input**

Jennifer reported the City of Tucson has an agreement with an insurance company that covers water and sewer lines. Sarah will send information out to community in newsletter.

**IV. Minutes Approval**

**A motion was made and seconded (Kirz/Zehr) to approve the September 12, 2023 Board Meeting Minutes as presented. Motion passed.**

**V. Financial Report** *(Sarah Kiernan)*

**September 2023 Financials**

Operating:     \$ 41,273.42  
Reserves:     \$256,780.03  
**Assets:       \$298,053.45**

Income Dues: over budget YTD by \$543.  
Administrative Expenses: Under budget by \$66.26.  
Maintenance Expenses: Over budget YTD by \$27,139.19 due to storm damage cleanup, which will be offset by insurance payments. The checks were posted on 10/06/2023 and will be reflected in November.  
Utilities: Utilities are under budget by \$396.59.  
Total Expenses: Our total operating expenses are \$28,152.81 over budget YTD.

Reserve Expenses: We are under budget \$21,818.94 YTD.  
Transfer: Our monthly transfer is \$4,666.67.

Jennifer asked what wasn't spent from the Reserve Account. Sarah will check.  
Jennifer also asked if unspent monies could go into the Reserve Account and Sarah replied they could.

## V. Reports

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### A. Landscape Report (*L. Head/ A. Constant*)

#### **Activities in Progress:**

1. As a part of the storm damage recovery, the Landscape Committee mapped the downed trees and reviewed those areas for new trees. Linda met with Stan Lowery of R. O. Tree and Landscaping on Monday, Oct. 9, 2023 to review the placement of those 12 trees. Linda asked him about the irrigation lines and he would prefer we to tap into the main line and add spaghetti lines. This was not part of our budget. Drip Doctor will give an estimate.
2. The committee will be meeting with landscaping companies to solicit bids for common area clean-outs. The committee will submit those figures to Management to be considered by the Board. Linda recommends using the unspent \$20,000 to do the cleanout.
3. Agaves went down at the entrance and we will incur additional expenses to replace them with an inexpensive plant, such as a baby ocotillo.

#### **Activities Completed:**

Storm damage tree replacement plans are complete. Trees will be planted at the end of October. This will conclude all work resulting from the July 17, 2023 storm.

#### **Recommendations:**

The committee recommends review of Reserve Study to determine if the HOA can comfortably continue with common area clean-outs.

Judith Noiseux expressed concern about sand and debris on sidewalks. Sarah has asked the landscapers to clean it up. Judith also mentioned another area needing cleanup which Linda will check out.

### **Management Report (*Sara Kiernan*)**

In Escrow

**Escrow Date: 9/1/2023-10/09/2023**

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
None					

### **Pool Area**

The umbrella has been replaced and work on the Ramada will begin at the end of the month.

### **DRC Submittals**

Lot 112 – Window Replacement – Approved

## **VI. Old Business**

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- A. Reserve Study Approval  
Jim reported we have some questions for the Reserve Study company to address prior to approval.
- B. Revision of Parking Rules  
Jim reported we still need to get some technicalities approved by the attorney.

## **VII. New Business**

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None

## **VIII. Next Meeting**

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**Next Meeting November 14, 2023 at 4 PM via Zoom**

## **IX. Adjournment**

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**There being no further business, a motion was made and seconded (Zehr/Torrez) to adjourn the meeting 4:27 PM.**

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