

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

March 19, 2012

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

Absent: Gloria DeVore

Call to Order

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

Homeowner Concerns

- No Discussion

ARC

- Lot 183 - 4041 E Via Del Mirillo - the Board reviewed and approved the request to divert draining water away from home.
- Lot 135 - 4070 E Via De La Tangara - the Board reviewed and approved the request from Judy Murphy to install a desert museum palo verde tree beside her home.

Approval of Minutes

A motion to approve the February 20, 2012 meeting minutes was made Ray Soule, seconded by Larry Westberg and passed with a unanimous vote.

Financial Report

- The February 28, 2012 financials were included in the Board packet.
- The Board discussed contacting the auditor to obtain a rating for the bank.
- Delinquencies were discussed.

Committee Reports

ARC

- Lot 183 - 4041 E Via Del Mirillo - the Board reviewed and approved the request to divert draining water away from home.
- Lot 135 - 4070 E Via De La Tangara - the Board reviewed and approved the request from Judy Murphy to install a Desert Museum Palo Verde tree beside her home.

Landscaping

- No Report

Management Report

- A written report was included in the Board packet.
- Working with Silverado Plumbing regarding the installation of a pressure valve on a backflow that has not been on the testing list.
- Silverado Plumbing was requested to count the backflows and compare to the testing list.

- Lot 194 - 5926 N Via del Chiquiri - Spencer was given permission to move the bushes from her property onto common area and replace with catci.
 - The Board discussed the costs of the irrigation, sewer and road maintenance projects
 - The Board discussed an algae build up in the pool that needs to be addressed.
- Ms. Weber was requested to have LMR Field Services inspect the pool for algae.**

Violation Report

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

Unfinished Business

Road Repair

- The Board discussed hiring Tom McDonald, PMIS, to prepare the specifications, review the bids and oversee the road maintenance project.

Ms. Weber was requested to contact Tom McDonald for a proposal for his services.

Irrigation Proposals

- Proposals from The Groundskeeper for the irrigation system replacement were provided for the Board to review.

New Business

Pool Party

- A date will be set in April.

Sewer Scope Proposal

- A proposal from Silverado Plumbing to scope the portion of the sewer system the HOA is responsible for was provided for review.
- The Board discussed making sure any sewer repairs are made prior to the road maintenance.
- The Board discussed approaching Silverado Plumbing for a reduced rate for Homeowners that would like to have their portion of the sewer scoped.

HOA Loan Proposal

- No Discussion

Next Meeting

- The next Board meeting is scheduled for April 16, 2012.

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, CMCA
 Community Association Manager
 For Las Palomitas Homeowners Association