

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting
November 19, 2012

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

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:15 p.m.

Homeowner Concerns

- No Discussion

Approval of Minutes

A motion to approve the October 15, 2012 Board Meeting minutes was made by Ray Soule, seconded by Larry Westberg and passed with a unanimous vote.

Financial Report

- The October 31 2012 financials were included in the Board packet.
- Delinquencies were discussed.

A motion to approve the October 31, 2012 financials as presented was made by Larry Westberg, seconded by Gloria DeVore and passed with a unanimous vote.

Committee Reports

ARC

- Lot 175, 4050 E Via Del Buho, Kirz – an ARC had been submitted to change the angle of the curb in front of the driveway. The ARC was denied due to changing the curb will change how water flows on the street. A suggestion of changing the angle of the curb on the property side instead of the street side was made and given to Ms Kirz.

Landscaping

- The landscapers are repairing irrigation leaks when they are on site.

Management Report

- A written report was included in the Board packet and reviewed.

Violation Report

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

Unfinished Business

2013 Budget

- Two draft 2013 budgets were provided to the Board and reviewed.

A motion to approve the 2013 budget keeping the assessment at \$759 quarterly was made by Larry Westberg, seconded by Bill Falsgraf and passed with a unanimous vote.

New Business

Sand Removal from Sewer Line

- The Board had approved a proposal from Silverado Plumbing to remove sand from the sewer line from one of the manholes.
A motion to accept the proposal from Silverado Plumbing to remove sand from the sewer line from one of the manhole was made by Ray Soule, seconded by Bill Falsgraf and passed with a unanimous vote.
- The date for the annual meeting was discussed. The annual meeting date is scheduled for January 28, 2013.

As Brought Forward

Pool/Spa

- The condition of the pool and spa plaster and cool deck was discussed.
Ms. Weber was requested to obtain proposals to re-plaster the pool and spa and replace the cool decking.
- PMIS advised the roads need to be seal coated in approximately six months.
Ms. Weber was requested to ask PMIS for an estimate of cost for seal coating and if the seal coating can wait more than six months.

Paving Project

- The feedback from the homeowners to the Board regarding the pavement replacement project is that communication from Kolleen Weber with Lewis Management was very good. The homeowners were notified of any changes and kept up to date what was going on.

Next Meeting

- The next Board meeting is scheduled for December 17, 2012 at 3:00 p.m.

Adjournment

With no further business to discuss a motion to adjourn at 3:45p.m. was made by Larry Westberg, seconded by Terry Davis and passed unanimously.

Respectfully Submitted,
Kolleen K Weber, CAAM, CMCA
Community Association Manager
For Las Palomitas Homeowners Association