

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

November 13, 2013

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

Absent: All Present

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:00 p.m.

Homeowner Concerns

- No Discussion

Approval of Minutes

A motion to approve the October 21, 2013 Board Meeting minutes as amended, was made by Bill Falsgraf, seconded by Gloria DeVore and passed with a unanimous vote.

Financial Report

- The October 31, 2013 financials were reviewed with those present.
- Delinquencies were discussed.
- Budget variances were reviewed.
- The Reserve Account projection for 2014 was distributed.
- The Board discussed the cost to irrigate the pepper trees at the entrance.

A motion to approve the October 31, 2013 financials as presented was made by Larry Westberg, seconded by Gloria DeVore and passed with a unanimous vote.

Committee Reports

ARC

Lot 136 – 6050 N Via del Verdemar – Extend Height of Wall

- The Board discussed the Homeowners request to extend the height of the wall for privacy.
Ms. Weber was requested to notify the Homeowner to remove the pots from the wall and advise the information needed to submit to extend the wall height.

Landscaping

- The landscapers donated a couple of flats of flowers for replacements.

Management Report

- A written report was included in the Board packet.
- The Board advised some of the pool lights are not working.
- A new solar cover is needed for the spa.

- The railings from the pool and spa were removed for painting.
- The HOA fire hydrants were inspected.
- The water is working in the Ramada sink area.
- Email blast reminders will be sent for the pool party.
- There was no further dog barking complaints.

Violation Report

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

Unfinished Business

Security of Pool Walls

- One bid was obtained to install the shepherd hook fencing on top of the current fence. The manager will obtain additional proposals.

Lot 136 – 6050 N Via del Verdemar – Extend Height of Wall

- Discussed earlier.

New Business

Restroom Lighting

- Sovereign Electric was requested to provide a proposal to install light switches in the restrooms. As soon as the proposal is received it will be emailed to the Board for review.

Replace Pool Filter Stand

- LMR Field Services recommends replacing the sand in the pool filter.
A motion to approve the bid to replace the sand in the pool filter was made Ray Soule, seconded by Larry Westberg and passed with a unanimous vote.

Remove Tree – 4074 E Via De La Tangara

- The tree is lifting the sidewalk.
A motion to approve the \$475.00 bid to remove the tree was made by Larry Westberg, seconded by Terry Davis and passed with a unanimous vote.

Homeowners Concerned with Renters

- Homeowners with concerns will be requested to email LMR so the owner and tenant can be notified about the violation.

Streetlights

- The Board discussed streetlights that are not working.
- Jerry Hubbard was hired to change light bulbs but not to repair lights.

Next Meeting

- December 16, 2013 – Board Meeting

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 4:10 p.m. was made, seconded and passed unanimously.

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