

Las Palomitas Homeowners Association

Annual Meeting of the Owners

Date: Tuesday, February 11, 2025

Time: 5:30 PM

Via Zoom

Zoom meeting invitation will be sent shortly before the meeting.

All owners are encouraged to participate.

Meeting Agenda

1. Call to Order and Welcome
2. President's Remarks /State of the Association – **Jim Davis**
3. 2024 Annual Meeting Minutes Approval – **Jim Davis**
4. 2024 Financial Report – **Sarah Kiernan**
5. Questions/Comments from Association Members (Owners)
6. Announcement of Election Results
7. Closing Remarks & Adjournment
8. Organizational Meeting to select Officers

Las Palomitas Homeowners Association

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Las Palomitas Homeowners Association
Annual Meeting Minutes
Tuesday, February 13, 2024 at 6:00 PM
Via ZOOM

<i>Board: Present</i>		<i>Staff:</i>	
X	Jim Davis , President	X	Sarah Kiernan , Managing Agent
X	Jennifer Zehr , Vice-President		
A	Stephanie Kirz , Member at Large		Independent Contractor
A	Pete Torrez , Member at Large	X	Joan Groom , Meeting Minutes
X	Courtney King , Member at Large		
	Owners Present		
X	Terry Davis	X	Thomas & Maryann Callum
X	Helen Steinman	X	Linda Head
X	Susan Ring	X	Debbie & Jerry Robin
X	Judy Ranzer	X	Cassandra Meynard
X	Hans Klautdt	X	Cjek

I. Call to Order and Welcome

The meeting was called to order at 6:01 p.m. after establishing a quorum was present with 28 ballots submitted - 29% of owners.

II. President's Remarks/State of the Association (Jim Davis)

Jim welcomed everyone attending and said it was nice to have a larger than normal participation. Last year we had a severe storm that changed our landscaping a bit. We cleaned up everything and he thanked all the Board members who agreed to get the process going. He thanked Pete and Stephanie, who will not be on the Board this year, for their participation last year. Jim encouraged those present to consider joining the Board next year.

He thanked Pinehurst, whom he thinks very highly of, for doing a great management job, and especially Sarah for doing a great job and for all her efforts.

He thanked Linda for spearheading the Landscape Committee (with Joyce and Stephanie), which had the biggest job of the last year and a half. This was probably the first cleanout we've had and we are already planning for more cleanouts this year. Hopefully, we can finish them all ahead of schedule.

We are in good shape financially. We increased dues for the 2nd time in 2 years. We are in a strong position and should be good for a while now. He doesn't think the Master Association will be raising their dues for another year or so. Without any unexpected increases, we should be good for another couple of years. We have an above averaged Reserve Account for a sub-division of our nature and size.

Jim looks forward to 2024 being a good year.

III. 2023 Annual Meeting Minutes Approval

2023 Annual Meeting Minutes were approved with 20 yes votes and one no vote.

Comment 1: I am abstaining because, as we discussed at prior annual meetings, it is sloppy governance to have a vote on the minutes prior to the meeting and then a second vote at the meeting if there are changes recommended. This means that different members will be voting on the advance ballot versus the in-meeting ballot. Three years ago, and again two years ago, Terry, as president, said at the annual

meeting we would no longer have minutes voted on in advance. Pinehurst may have other client HOAs that operate this way, but that does not mean that is good governance policy.

Comment 2: I remember inquiring about solar panels. The minutes show an inquiry about rentals from a Judy Risberg. I do not recall inquiring about rentals and am wondering if there could be an error with the last name Risberg? I do not know of any other Risbergs in the development. Mary Risberg

IV. 2023 Financial Report *(Sarah Kiernan)*

December 2023 Totals

Current Assets	\$ 50,919.30
Reserve Assets	\$ 271,920.70
TOTAL ASSETS	\$330,840.00

Administrative Expenses: YTD over budget by \$5,961.72 due to an increase in insurance, Rural Metro and legal fees.

Maintenance Expenses: YTD over budget by \$1,322.25 because of the extensive irrigation repairs done since October.

Utilities: YTD under budget by \$2,455.63 mostly likely because of the irrigation not working properly.

Total Operating Expenses of \$336,231.42 were over budget by \$9,650.80.

Capital Expenses were over budget by \$6,912.06 due to maintenance of the pool area and replacement of spa jet pump.

Monthly Reserve Contribution was \$4,666.67.

LPAL dues increased roughly 8% to help offset the Master Association dues increase.

Most areas where the dues were increased were because of increase in cost of goods and services, such as landscaping, pool services, insurance and utilities.

2024 Monthly Reserve Contribution will be \$4777.00

Jim doesn't think there will be a deficit this year.

V. Questions/Comments from Association Members (Owners)

- Terry Davis remembers agreeing that the minutes should not be approved ahead of time. Jim said we will honor that in the future. Sarah will discuss with Board.
- Judy Ranzer would like next year's annual meeting to be in person.

VI. Announcement of Election Results

28 ballots were submitted - 29% of owners

Jim Davis, Terry Davis, Jennifer Zehr, Cassandra Meynard and Helen Steinman were elected to the Board.

VII. Closing Remarks & Adjournment

Helen said she is glad to be part of the Board and thinks an in-person annual meeting could boost member participation

Cassandra said it's great to be back on the Board, agrees with in-person annual meetings, and approval of previous year's annual minutes being at the annual meeting.

There being no further business, the meeting adjourned at 6:19 PM.

VIII. Organizational Meeting

Meeting began at 6:21 PM

A motion was made and seconded (Zehr/T Davis) that Jim Davis remain President. Motion passed.

A motion was made and seconded (J Davis/Steinman) that Jennifer Zehr remain Vice President. Motion passed.

A motion was made and seconded (Zehr/Steinman) that Cassandra Meynard be Secretary/Treasurer. Motion passed.

There was a discussion on how many members are required for a quorum for the Annual meeting – 10%.

Next meeting will be March 12. Jennifer suggested discussion of a later than 4 PM meeting time be on the March agenda.

Meeting ended at 6:28



Financial Report Package

December 2024

Prepared for

Las Palomitas

By

Pinehurst Properties, Inc.



Balance Sheet - Operating

Las Palomitas

End Date: 12/31/2024

Assets

CASH - OPERATING

10-1000-00	Alliance Bank - OP - 9870	\$56,008.15
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Total CASH - OPERATING:	\$56,008.15
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CASH- RESERVES

11-1100-00	Alliance Bank - RES - 9938	121,879.71
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11-1110-00	Alliance Bank - CD - 0507 (10/23/24)	22,375.10
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11-1111-00	Alliance Bank - CD - 5398 (2/23/25)	22,572.78
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11-1112-00	Alliance Bank - CD - 7125 (12/7/24)	22,441.19
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11-1114-00	Alliance - CDAR - 8414	124,421.75
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Total CASH- RESERVES:	\$313,690.53
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Total Assets:	\$369,698.68
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Liabilities & Equity

CURRENT LIABILITIES

20-2010-00	Prepaid Income	47,755.74
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Total CURRENT LIABILITIES:	\$47,755.74
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EQUITY

39-3900-00	Retained Earnings	299,391.67
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Total EQUITY:	\$299,391.67
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Net Income Gain / Loss	22,551.27	\$22,551.27
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Total Liabilities & Equity:	\$369,698.68
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Income Statement - Operating

Las Palomitas

From 12/01/2024 to 12/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
OPERATING INCOME							
4000 Dues Income	\$5,150.13	\$-	\$5,150.13	\$393,388.49	\$397,700.00	(\$4,311.51)	\$397,700.00
4030 Interest Income	0.98	-	0.98	17.55	-	17.55	-
4050 Late Fee & Dues Interest Income	723.09	-	723.09	2,967.98	-	2,967.98	-
4065 NSF Fee Income	-	-	-	10.00	-	10.00	-
4067 Pool Key Income	-	-	-	50.00	-	50.00	-
4090 Title Transfer Fee Income	100.00	100.00	-	600.00	500.00	100.00	500.00
Total OPERATING INCOME	\$5,974.20	\$100.00	\$5,874.20	\$397,034.02	\$398,200.00	(\$1,165.98)	\$398,200.00
RESERVE INCOME							
4100 Reserve Contribution	430.25	-	430.25	5,081.40	-	5,081.40	-
4200 Reserve Account Interest	285.02	-	285.02	3,142.44	-	3,142.44	-
9510 Transfer out of Operating Account	(4,777.58)	(4,777.62)	0.04	(56,998.23)	(57,331.00)	332.77	(57,331.00)
9520 Transfer into Reserve Account	4,777.58	4,777.62	(0.04)	56,998.23	57,331.00	(332.77)	57,331.00
Total RESERVE INCOME	\$715.27	\$-	\$715.27	\$8,223.84	\$-	\$8,223.84	\$-
Total OPERATING INCOME	\$6,689.47	\$100.00	\$6,589.47	\$405,257.86	\$398,200.00	\$7,057.86	\$398,200.00
OPERATING EXPENSE							
CURRENT LIABILITIES							
5115 Master Association Dues	-	8,462.06	8,462.06	112,284.12	101,543.95	(10,740.17)	101,543.95
Total CURRENT LIABILITIES	\$-	\$8,462.06	\$8,462.06	\$112,284.12	\$101,543.95	(\$10,740.17)	\$101,543.95
ADMINISTRATIVE							
5010 Accounting Fees	-	-	-	400.00	400.00	-	400.00
5020 Office Supplies	-	-	-	26.78	-	(26.78)	-
5030 Bank Charges	-	-	-	20.00	-	(20.00)	-
5050 Insurance	2,352.00	-	(2,352.00)	35,577.00	30,330.00	(5,247.00)	30,330.00
5070 Insurance - Rural Metro	8,253.00	-	(8,253.00)	31,818.68	30,743.10	(1,075.58)	30,743.10
5080 Legal Fees	-	500.00	500.00	120.00	1,500.00	1,380.00	1,500.00
5090 Management Fees	1,000.00	1,000.00	-	12,000.00	12,000.00	-	12,000.00
5110 Meeting Expense	100.00	-	(100.00)	879.00	1,000.00	121.00	1,000.00
5130 Postage & Copies	(6.93)	33.37	40.30	402.80	400.00	(2.80)	400.00
5140 Property Taxes	-	-	-	25.45	30.00	4.55	30.00
5190 Taxes, Licenses & Fees	-	-	-	374.00	500.00	126.00	500.00
5200 Teleconferencing/Virtual Meetings	-	-	-	-	100.00	100.00	100.00
5210 Website Expense	130.00	-	(130.00)	731.98	400.00	(331.98)	400.00
Total ADMINISTRATIVE	\$11,828.07	\$1,533.37	(\$10,294.70)	\$82,375.69	\$77,403.10	(\$4,972.59)	\$77,403.10
LANDSCAPING							
6070 Landscape - Service	4,800.00	5,460.00	660.00	57,600.00	65,520.00	7,920.00	65,520.00
6090 Landscape - Improvements	-	-	-	-	1,000.00	1,000.00	1,000.00
6110 Landscape - Irrigation	-	-	-	15,940.00	1,200.00	(14,740.00)	1,200.00
6120 Landscape - Common Area Cleanup	-	-	-	9,800.00	35,000.00	25,200.00	35,000.00
6130 Landscape - Pre-Emergent	-	-	-	250.00	-	(250.00)	-
6140 Landscape - Tree Removal	-	-	-	19,030.00	1,000.00	(18,030.00)	1,000.00
6150 Landscape - Tree Trimming	-	-	-	500.00	-	(500.00)	-
Total LANDSCAPING	\$4,800.00	\$5,460.00	\$660.00	\$103,120.00	\$103,720.00	\$600.00	\$103,720.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
GENERAL MAINTENANCE & REPAIRS							
6170 Maintenance & Repair - General	\$300.04	\$-	(\$300.04)	\$981.54	\$2,000.00	\$1,018.46	\$2,000.00
6173 Maintenance & Repair - Janitorial Service	240.00	316.66	76.66	3,230.00	3,800.00	570.00	3,800.00
6180 Maintenance & Repair - Lighting	95.00	-	(95.00)	1,190.00	1,500.00	310.00	1,500.00
6190 Maintenance & Repair - Painting	-	-	-	-	500.00	500.00	500.00
6195 Maintenance & Repair - Pest Control	-	-	-	540.00	500.00	(40.00)	500.00
6220 Maintenance & Repair - Signage	-	-	-	461.53	-	(461.53)	-
Total GENERAL MAINTENANCE & REPAIRS	\$635.04	\$316.66	(\$318.38)	\$6,403.07	\$8,300.00	\$1,896.93	\$8,300.00
POOL EXPENSES							
6270 Pool - Service	1,000.00	552.35	(447.65)	6,326.08	6,628.20	302.12	6,628.20
6275 Pool - Janitorial & Supplies	-	-	-	84.20	-	(84.20)	-
6290 Pool - Repair	-	-	-	2,310.00	1,500.00	(810.00)	1,500.00
6310 Pool - Supplies	-	-	-	497.96	500.00	2.04	500.00
Total POOL EXPENSES	\$1,000.00	\$552.35	(\$447.65)	\$9,218.24	\$8,628.20	(\$590.04)	\$8,628.20
UTILITIES							
6510 Electricity	563.73	560.59	(3.14)	6,995.26	6,726.64	(268.62)	6,726.64
6530 Gas	834.31	687.88	(146.43)	10,570.25	8,254.66	(2,315.59)	8,254.66
6570 Trash Removal	1,233.18	1,327.52	94.34	14,524.33	15,929.25	1,404.92	15,929.25
6590 Water & Sewer	1,391.28	1,414.73	23.45	9,207.63	16,976.32	7,768.69	16,976.32
Total UTILITIES	\$4,022.50	\$3,990.72	(\$31.78)	\$41,297.47	\$47,886.87	\$6,589.40	\$47,886.87
BOARD APPROVED CAPITAL EXPENSE							
7125 Asphalt Repair	-	-	-	28,008.00	14,099.00	(13,909.00)	14,099.00
7550 Mailboxes	-	-	-	-	9,375.00	9,375.00	9,375.00
7643 Pool - KoolDeck	-	-	-	-	15,779.00	15,779.00	15,779.00
Total BOARD APPROVED CAPITAL EXPENSE	\$-	\$-	\$-	\$28,008.00	\$39,253.00	\$11,245.00	\$39,253.00
Total OPERATING EXPENSE	\$22,285.61	\$20,315.16	(\$1,970.45)	\$382,706.59	\$386,735.12	\$4,028.53	\$386,735.12
Net Income:	(\$15,596.14)	(\$20,215.16)	\$4,619.02	\$22,551.27	\$11,464.88	\$11,086.39	\$11,464.88

February 11, 2025

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2024 Financial Report

December 2024 Financials

Operating:	56,008.15
RES - 9938	121,879.71
CD - 0507	22,375.10
CD - 5398	22,572.78
CD - 7125	22,441.19
CDAR – 8414	124,421.75
Total Cash Reserves	313,690.53

Total Assets **\$ 369,698.68**

Income:

Total Expenses: Our total operating expenses were \$382,706.59, which is under budget **\$4,028.53** for 2024.

Total Reserve Contribution

\$56,998.23

Budget Update

Las Palomitas dues increase was roughly 2.5% this was to help offset the master Association dues increase.

Most areas where the budget was increased was due to an increase in the cost of goods and services such as Landscaping, Insurance, and utilities.

Monthly Reserve contribution will be \$4,892