

**Las Palomitas
Board of Directors Meeting
Tuesday, March 8, 2022, 4:00 pm
Zoom Virtual Meeting**

Board Present Terry Davis, President Jim Davis, Vice President Pete Torrez, Member at Large Stephanie Kirz, Member at Large Members Present Joyce (John) Barkley Linda Head	Staff Present Christy Johnson, Managing Agent Independent Contractor Kathryn Howard, Meeting Minutes
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Board Meeting

1. Call to Order

Terry Davis called the meeting to order at 4:04 p.m., after establishing that a quorum was present.

2. Homeowner Input

An issue was raised about the large and small agave plants on Via de la Tangera adjacent to the common area. Sonoran Oasis has chopped off over 30 arms. Other leaves are scarred. Linda gave the direction to Sonoran to cut off the dead leaves, assuming there were dead ones, but as it turns out, no cutting was needed, and they should not have cut off healthy leaves. Joyce has before-and-after pictures that tell the story very clearly.

- Discussion ensued about whether Sonoran Oasis should be asked to replace these trees or as an alternative, have money be deducted from what they are owed. In essence this is malpractice.
- Linda noted it is another example of a lack of supervision and training the HOA has been experiencing. Christy had tried to convince Sonoran to leave at end of February, but they insisted on the terms of their contract that extended longer as well as continuing with their four-man crew which is really not needed. Linda feels they are not meeting their contractual obligations and does not know why we have to keep them on. She has handed this issue over to Christy who is holding their invoice.

Next Steps:

- Joyce will get before-and-after photos to Christy who will follow up with Sonoran Oasis.
- Contractual issue will have to be looked at. Christy and Board can work on what the Association is willing to pay. Linda – email sent in regard to that.

3. Minutes Approval

A motion was made and seconded (Torrez/Kirz) that the January 11, 2022 Meeting Minutes be approved as presented. Motion passed.

4. Financial Report – January 2022 Financials – (C. Johnson)

Operating: \$ 99,461.09
Reserves: \$ 240,735.31
Assets \$ 340,196.40

Administrative Expenses: Under budget by \$6,609.12. Master Association dues were over budget by \$369.00 due to the increase in the Master Association dues. Postage and copies category is under budget by \$49.79.

Maintenance Expenses: Our maintenance expenses are under budget by \$9,708.98, less irrigation repairs and pest control costs.

Utilities: Utilities are over budget by \$2,022.76. Water & sewer were over budget by \$1,351.37.

Total Expenses: Our total operating expense is about \$19,706.00, about \$14,295.37 under budget for January.

Reserve Expenses: We spent \$19,700.00 out of reserves for irrigation and landscape improvements.

Transfer: Our monthly transfer is \$5,682.08

Landscaping: See Linda's report below.

5. Reports

Landscape Report (L Head)

Planting/Trees:

- Most of the work along Via Palomita has been finished, with the exception of the rip rap which goes in this coming month, and then the project will conclude.
- Arcadia Landscape will be starting in April. LC members will meet with them ahead of time to clarify what needs to be done. Regarding the planting of the lantana, agave, Texas rangers, and birds of paradise that come in March/April – do not want to have Sonoran plant them.
- Need to start working with Arcadia to pull out agave pups and replant along Via Palomita and within the community. Will pull them in April and can have them

available for community members who might want them. Committee needs to work on this.

- Need to work on trees on Via Palomita. Attention should be given to the size the trees will be when mature. Ginny on the committee is well versed in this and hopefully will spearhead effort. Trees of Tucson provides 15-gallon trees to HOA communities for \$85/piece. But at the moment, based on their website, they are limited to trees that would be too big for areas where we would want to plant them once matured.
- Landscaping Committee will bring their recommendations and projected budget to the board before spending the money.

Irrigation:

- Drip Doctor is replacing the irrigation bit by bit. Committee will try to meet with Don and company when finished and walk the entire area to ensure all areas are receiving water they need.
- Map of Drip Doctor Irrigation Replacement was in the board packet. Christy said every section has been done.

Management Report (C. Johnson)

- We have one new home owner this month, Lot 129.
- Working on some routine violations and will inform board as needed.
- Map sent to members present.

6. Old Business

It was noted that this is a great board. Terry has been on it for 20 years and others have served multiple terms as well. It represents a great community. All are blessed to be working together.

7. New Business

There is a possible new board member. Pete will invite her to attend the next board meeting to see if she is interested in joining.

Adjournment

The meeting was adjourned at 4:37 pm. The next meeting will be held on April 12, 2022 4:00 pm via Zoom