

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting  
October 15, 2012

Present: Gloria DeVore, Ray Soule and Larry Westberg (via phone). Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Terry Davis and Bill Falsgraf.

### **Call to Order**

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

### **Homeowner Concerns**

- No Discussion

### **Approval of Minutes**

**A motion to approve the July 16, 2012 Board Meeting minutes was made by Gloia DeVore, seconded by Ray Soule and passed with a unanimous vote.**

### **Financial Report**

- The September 30, 2012 financials were included in the Board packet.
- Delinquencies were discussed.

**A motion to approve the September 30, 2012 financials as presented was made by Ray Soule, seconded by Gloria DeVore and passed with a unanimous vote.**

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- The landscapers will be requested to inspect all the irrigation lines to make sure the lines are working and are buried.
- A backflow was damaged and had to be repaired.
- Two bushes that had died due to irrigation turned off during the road project were installed last week on Placita del Vireo.

### **Management Report**

- A written report was included in the Board packet.
- The sewer line issues were repaired before the roadwork was completed.
- Any damage reported as caused by the road work will be turned over to the company.
- The Board reviewed lot 175, 4050 E Via Del Buho request to alter the curb.

#### Violation Report

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

## **Unfinished Business**

- No Discussion

## **New Business**

### 2013 Budget

- The draft 2013 Budget was provided for the Board to review.
- All known contract increases were incorporated into the draft.
- The Board discussed including funds to replace the irrigation system.
- The Board discussed obtaining bids for the pool and deck maintenance in order to determine the cost.
- A Budget meeting will be held on November 12, 2012 to discuss long range planning.

### As Brought Forward

- No Discussion

## **Next Meeting**

- The next Board meeting is scheduled for November 19, 2012 at 3:00 p.m.

## **Adjournment**

With no further business to discuss, a motion to adjourn at 3:45p.m., was made by Ray Soule, seconded by Gloria DeVore and passed unanimously.

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