

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

April 15, 2013

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

Absent: Ray Soule and Larry Westberg.

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 March 18, 2013 Board Meeting minutes as amended, was made by Bill Falsgraf, seconded and Gloria DeVore and passed with a unanimous vote.

Financial Report

- The March 31, 2013 financials were not available for the meeting.
- The CD that matured in January 2013 was renewed for 30-days so the funds will be available when the pool work is scheduled.
- The Board discussed street maintenance.
- Delinquencies were discussed.
- The Board discussed the amount paid quarterly to Rural Metro Fire.

Committee Reports

ARC

- No Report

Landscaping

- The landscapers are trimming the landscaping to remove the damage from the winter freeze.

Management Report

- A written report was included in the Board packet.
- A Homeowner reported three teens jumping the fence at the pool. They appeared to have a guest pass.
Ms. Weber was requested to investigate options to deter climbing over the fence pool.
- Classic Pools will start May 15, 2013.
- The pool gate lock was replaced.
- The Board discussed budgeting to replace pepper trees.
- Jerry Hubbard offered to replace the broken tiles on the mailbox roof for \$15.00 per tile.

A motion to approve the bid from Jerry Hubbard to replace the broken tiles on the mailbox roof was made by Bill Falsgraf, seconded by Gloria DeVore and passed with a unanimous vote.

- A blank report was provided for use in reporting light maintenance. The Board discussed contracting for maintenance service every other month rather than quarterly.
Ms. Weber was requested to contact Jerry Hubbard to request a bid for every other month service.

Violation Report

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

Unfinished Business

Ramada Repairs

- Sovereign Electric will investigate the electric to the cabinets.
- Silverado Plumbing is investigating the waterline in the Ramada area of the pool.
- Jerry Hubbard will be requested to remove the cabinets when the electric and plumbing is completed.
- The pool company will be requested to address the deck.

New Business

Remove Trees

- The landscapers are removing trees as part of their maintenance contract.
- The tree in the pool area will be investigated to determine if it needs to be trimmed or removed.

As Brought Forward

- No Discussion

Next Meeting

- July 15, 2013 – Board Meeting

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 3:35 p.m. was made, seconded and passed unanimously.

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