

Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, April 9, 2019 at 4 PM
Catalina Foothills Church, 2150 Orange Grove Rd, 405-7

Board: Present		Staff:	
X	Terry Davis , President	X	Donna Wood , Managing Agent
X	Jim Davis , Vice-President	X	Joan Groom , Meeting Minutes
A	Jonathan Mitchell , Secretary/Treasurer		
X	William Falsgraf , Member at Large		
	Owners Present		
X	Karen Kirwood , Lot 150	X	Joyce Barkley

I. Call to Order

Terry Davis called the meeting to order at 4:00 p.m. after establishing a quorum was present.

II. Homeowner Input

- Nancy Kirwood mentioned oleanders that need trimming by the Healey residence on Via Del Vireo. Donna will survey the area.

III. Minutes Approval

A motion was made and seconded (Falsgraf/J Davis) to approve the March 12, 2019 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Donna Wood*)

• **March Financials**

Current Assets	\$ 71,498.25
Reserve Assets	<u>\$160,110.88</u>
TOTAL ASSETS	\$231,609.13

- Budget is tracking really well. We are only \$972 behind on dues.
- Administrative Expenses are slightly over budget by \$106.05.
- A \$500 donation to Catalina Foothills Church was approved at the March meeting and paid on March 15th for accommodating our board meetings.
- Maintenance is running slightly over budget by \$100.
- Utilities are running under budget by \$241.74. Water/sewer and electricity helped offset the gas and trash services.
- Reserve Expenses: The \$17,400 payment to AZ Tree Service was mis-allocated to landscape improvement 7475 and should have been coded to 8780 Tree trimming and removal. This will be corrected and reflected in the April financials.
- A monthly transfer to Reserves increased to \$6,600.

VI. Reports

A. DCR Submittal

- Lighting proposal has been approved although we had to inquire about it to receive an answer. Homeowners can replace lights if theirs are not working. We have provided this option because old lights aren't available or fixable.
- Terry reported owners can call in orders and that the first shipments might be in today or tomorrow.

B. Management Report (*D. Wood*)

No new owners in March or beginning of April

March Financials

Operating Expense:	\$ 71,498.25
Reserves:	<u>\$160,110.88</u>
Total Assets:	\$231,609.13

Income: We are \$1,443.24 behind on our dues income.

Administrative Expenses: We are slightly over budget by \$106.05. **The donation (\$500) to Catalina Foothills Church was approved at the March meeting and paid on March 15th.**

Maintenance: We are running slightly over budget by \$100. What threw us off was he \$685 paid for the gull to be cut out of the Corkill's tree.

Utilities: We are running under budget by \$241.74. Water/sewer and electricity helped offset the gas (only \$14 over budget) and trash services.

Reserve Expenses: The \$17,400 payment to AZ Tree Service was mis-allocated to landscape improvement 7475 and should have been coded to 8780 Tree trimming and removal. This will be corrected and reflected in the April financials.

Transfer: Monthly transfer to Reserves increased to \$6,600.

Pool Area

We had to replace the backflow valve O-ring on April 2 for \$96.22. This was a call out as we were losing water in the pool.

The lighting at the Gazebo

David Rishor has done a temporary for the lights to work in the gazebo! Read below what should be done:

The existing electrical circuit feeder metal conduit buried in the ground from the main building power to the gazebo has failed. Like all metal conduits in the ground tend to do it has rotted causing wiring failure. There is only 1 remaining good circuit left and 3 have failed. The entire gazebo is on a single circuit at this time and the remaining good circuit may fail at any point

soon. We propose to install EMT conduit strapped along the perimeter wall around to the electrical panel room, installing the proper circuit conductors to separate the gazebo loads. This will eliminate the conduit in the ground that is failing. The gazebo above ground branch circuit wiring will not be upgraded and while not ideal in the plastic tubing raceway, we feel it is stable. We will be installing proper G.F.C.I. outlets for safety.

¾" EMT conduit, conduit bodies, fittings

¾" PVC conduit, fittings

12 THHN

Outlets (G.F.C.I. and duplex)

In-use covers

Weather resistant switch

No patch or paint is being supplied. No added electrical load so no jurisdiction permit supplied.

Estimated time of completion 2 working days.

\$2,985.60

I have attached the proposal to my management report.

Bill asked if that repair would involve digging and Donna responded yes, but not under the concrete.

A motion was made and seconded (Falsgraf/J Davis) to approve \$2,985.60 for David Rishor to fix the lights at the Gazebo. Motion passed.

Still no response from Pima County – on my appeal!

Pool Inspection – I have contested the first aid kit and the hose bib with a vacuum breaker.

I spoke to our pool service technician and he stated those requirements are more for public pools and not semi-public pools.

Landscaping:

Tree Trimming

On my walkthrough with Ron Wolocct, we identified several trees that were not trimmed and areas where mistletoe was not addressed. They completed the punch list within 4 days.

The Corkill's Gull on their high limbs were cut out for \$685 and looks like the liability is no longer an issue: 3933 E Via Del Verdemar

Master Association Issues-

I finally received the approval letter from Alissa Ott, the Master Association Community manager for our homes' outside lights. I sent out two emails to hopefully explain the issues and the choices.

Non-Compliance

I received a call today from Robert Sims on Mirlillo regarding his violation (2nd Notice) for the two feet high weeds in his back yard and the sliding door against the wall behind the A/C. He stated his two daughters have been ill since December and he finally got Arcadia Landscaping to come out and he is waiting to receive their quote. I suggested he send me an email with his request so I can forward to the board. We shall see....

There was a discussion regarding how to address cars parallel parked in community that included comments by the two homeowners present. Donna would target guest parking areas, possibly putting more signs out about being towed.

VII. Old Business

A. Spring Pool Party

- Terry reported it was a success for the approximately 20 people who turned out. Bill was disappointed more owners didn't attend. But Terry thinks it's good to continue having it.

VIII. New Business

A. Master Association Issues (*Terry Davis*)

- Terry attended the Master Association Annual meeting where Terry inquired about issues Las Palomitas had written to the Master Association
 - The stop signs at Chiquiri and Via Del Verdemar in response to our complaints about speeding. The final version appears to be up.
 - The money from Cadden has been repaid to the Master Association and they are replenishing their reserve funds.
 - The new Management Company (HBS Management Solutions) will hire gate operation personnel. The gate has a fixed budget now and if they overspend, it's on them.
 - To effectively monitor parking we rely on entrance passes. Terry phoned the gate about the black Audi twice and couldn't get any information. Donna called and they said they couldn't give out private information. The parking issue is still a work in progress. We have to make the Master Association understand they have not solved the operations and security issues at the gate. They said they are looking at technology for 2 lanes; one would likely be for RFID tags.
- The Master Association asked Terry to consider serving on their Board, but since he's a 6 month resident, it doesn't make sense to him.

IX. Next Meeting

Tuesday, May 14th at 4:35 pm.

All owners are welcome and invited to attend.

X. Adjournment

There being no further business, the meeting adjourned at 4:35 PM.

Las Palomitas Board Members	Phone	Email
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