
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, December 13, 2022 at 4:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Terry Davis , President	X	Christy Johnson , Managing Agent
X	Jim Davis , Vice-President		
X	Stephanie Kirz , Member at Large		Independent Contractor
A	Pete Torrez , Member at Large	X	Joan Groom , Meeting Minutes
	Owners Present		
X	Linda Head	X	Judith Noiseux

I. Call to Order

The meeting was called to order at 4:06 PM. after establishing a quorum.

II. Homeowner Input

Linda mentioned the postman is retiring at the end of the year and would like to do something to show appreciation for his service at LPAL. Terry suggested sending a notice about the retirement to the community so people can decide what they want to do.

Judith complained about speeders and asked if something could be done. Terry responded the road is the responsibility of the Master Association. Christy will send a reminder for people to slow down and also speak to Master Association Management.

III. Minutes Approval

A motion was made and seconded (J Davis/Kirz) to approve the November 14, 2022 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Christy Johnson*)

November 2022 Financials

Operating: \$ 51,099.09
Reserves: \$234,393.10
Assets: \$285,492.19

Income:

Administrative Expenses: over budget by \$2,124.83. This is due to legal fees, insurance and Master Association dues. YTD \$2,923.53 over budget.

Maintenance Expenses: Our maintenance expenses are over budget by \$2,330.70 due to new landscape service amount. YTD under budget by \$1,253.94.

Utilities: Utilities are over budget by \$1,033.77 due mostly to water & sewer being over by \$991.85. YTD \$13,319.97 over budget due to clerical error.

Total Expenses: Our total operating expense is \$37,906, about \$5,786.30 over budget for November.

Reserve Expenses: None this month.

Transfer: Our monthly transfer is \$5,682.08.

V. Reports

A. Landscape Report (*L. Head/ A. Constant*)

Activities in Progress:

1. Focus now is on addressing the common areas. The bid one of the four sections of the common area will be sent as soon as it arrives (hopefully before the meeting).
2. The committee will resume planning for revegetating using our own plants as much as possible.

Activities Completed:

Plans were finalized regarding the plan for the major cleanup. Working with Gill Property Solutions, the most logical approach to the clean-up of common areas is to divide those areas by our landscape cycle. This means that we will have four separate jobs to complete the work. Gill Properties has been asked to provide an estimate for Cycle 1 so that we can use that to budget for the entire community. Linda would like to re-negotiate the price.

Recommendations:

While our committee has not met in person, we would like to recommend to the Board the sum of \$5,000.00 for landscaping improvements and vegetation replacement. We realize that, even with the raise in homeowner dues, our budget will be tight. Terry will leave it to the Committee to decide how they want to appropriate the funds budgeted for landscaping during the coming year.

B. Management Report (*C. Johnson*)

No new homeowners.

Jim inquired if a Reserve Study has been scheduled. Terry confirmed it should be done in 2023.

VI. Old Business

Ramada Roof Repairs

- Roofsavers - \$3,760 – replacing tiles
- Rafael Tofar Roofing – \$21,522.60 – new roof
- Christy will get more bids.

VII. New Business

Annual meeting will be via Zoom. Christy will propose dates.

VIII. Next Meeting

January 10, 2023 at 4 PM

IX. Adjournment

There being no further business, the meeting adjourned at 4:37 PM.

Las Palomitas Board Members	Phone	Email
Terry Davis, President	520-299-3814	davisdt@icloud.com
Jim Davis, Vice President	520-306-7180	Jdaz4201@yahoo.com
Pete Torrez, Member at Large	520-906-1000	pete@tucsonree.com
Stephanie Kirz, Member at Large	206-661-5946	Stephanie@stephaniekirz.com
Christy Johnson, CMCA, AMS	520-298-2146	Christy@pinehurstproperties.net