
8

Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, April 8, 2025 at 4:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Jennifer Zehr , President	X	Sarah Kiernan , Managing Agent
A	Hans Klaudt , Vice-President		
X	Lynn McCanse , Secretary/Treasurer		
X	Terry Davis , Member at Large	X	Independent Contractor
X	Helen Steinman , Member at Large		Joan Groom, Meeting Minutes
	Owners Present		
X	Linda Head	X	Richard Mills
X	Virginia McCanse	X	Debbie Robin
X	Stephen Woodford	X	Mary Risberg
X	Jorge Ruiz		

I. Call to Order

The meeting was called to order at 4:00 PM. after establishing a quorum.

II. Homeowner Input

None

IV. Minutes Approval

A motion was made and seconded (Davis/Steinman) to approve the March 11, 2025 Board Meeting Minutes as presented. Motion passed.

V. Financial Report *(Sarah Kiernan)*

March 2025 Financials

Operating Account	\$ 48,669.23
Reserve Account	\$330,414.87
Total Assets	\$379,084.10

Total Expenses: Over budget by \$16,012.75 due to common area cleanup, which was not budgeted for a specific month, but we are still on track for the year.

Transfer: Our monthly transfer is \$4,892.16.

A motion was made and seconded (Davis/Steinman) to approve the March Financial report. Motion passed.

V. Reports

A. Landscape Report *L. Head*

Activities in Progress:

The Landscape Committee remains inactive unless requested. We will be monitoring the community for issues and needed work to keep landscaping, tree work and irrigation issues.

Activities Completed:

To our knowledge the clean-out work has been completed. Our committee has not been involved in the clean-outs. They have been managed by Board members and Management. Verification and burying of emitters on east side of Via Del Verdemar between Lots 118 and Lot 124 is complete.

Recommendations:

- As previously recommended, the emitters in the common area between the main gate and the back of lot 126 have been disrupted either due to erosion or from homeowners who have planted vegetation in that area and have tapped in for additional plants or moved existing emitters to water other plants.
- Cutting back the Birds of Paradise and removing the volunteer Rhus Lancea, Acacia and Pepper Tree shoots along Via Palomita from the Main Gate to our entrance. This was part of our request last month. This needs to be done yearly. We have volunteer Rhus Lancea, Acacia, and Pepper trees growing in the area. In some cases these shoots are growing at the base of our new Desert Willows and inhibiting that growth. You will see that in the photo below. In addition, all of the Birds of Paradise should be cut back each year to maintain healthy beautiful plants. We do this each year in our landscaped areas. In addition, some of the other vegetation needs to be cut back to insure health. This is not a clean-out. It is maintenance. This needs to happen each spring.

B. Paint Committee (J. Zehr, J Noiseux, D Robin)

- Jennifer reported the Paint Committee met with a Dunn Edwards representative and walked around the community discussing different aspects of the painting. Then she and Debbie visited a Dunn Edwards paint specialist, worked up a preliminary pallet, and the Committee came up with a color pallet. We realized that many of the trim colors work well with the house colors, so we decided to let the homeowners decide which colors to use for the house and the trim. It's a good way to change up the appearance of the community.
- The pallet will go the Master Association Design Review Committee, but Jennifer doesn't think there will be any problem. Their meeting is on the 24th. Once the colors are approved, they will be put up on the LPAL website. Samples of the colors will be painted onto the stucco at the back side of the pool so members can see what they look like at different times of the day.
- Jennifer would not have a problem with an owner wanting to keep the same colors as currently on the house.
- Stephen Woodford brought up changing the type of stucco currently on the houses.
- Painting is expected to be in the fall. Owners are expected to make their choice of colors during the summer and also to repair any cracks in the stucco prior to

the beginning of painting as well as to trim vegetation around areas to be painted. The painters will handle minor stucco repairs.

- The cost to paint the pool and the monuments is an HOA Capital Expense.
- There are still decisions the Board needs to make regarding same colors on neighboring houses, etc. Sarah suggested Dunn Edwards do a mockup of the most extreme variations to show how the colors would look beside each other.
- There was some hesitation from both residents and Board members about approving colors before there was the opportunity to see how they look on the stucco. Lynn McCanse proposed delaying the paint decision until next year because of current economic conditions. Sarah reported that next year is the 10-year mark at which the houses would have to be repainted. She also mentioned giving people time to save up for the cost. Jennifer referenced the fact that many owners are away during the summer months, so she would like to have the colors approved and available for viewing by May 1st before they leave and also be able to start painting in the fall when they have returned, although it is possible painting would not begin until January 2026 depending on contractors' schedules, etc.

A motion was made and seconded (Davis/Steinman) to approve the paint pallet presented today. Motion passed with 3 yes votes and 1 no vote.

C. Management Report (*Sarah Kiernan*)

In Escrow

3/1/2025 to 4/7/2025

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
	4030 E Via Del Mirillo	171		3/12/2025	

Kudos

I received several emails from homeowners thanking the Board and the landscapers for the common area cleanup.

Website

Many areas of the Las Palomitas website need to be updated with some corrections. I'm actively working to clean the website and update it with appropriate documents. I will let the Board and community know once it is completed.

I. Old Business

- A. Master Association Board Candidate – Action in Lieu of Meeting
- Vice President Hans Kaudt nominated Kirk Wohlers as the Las Palomitas Nominee for the La Paloma Board, Kirk graciously accepted and was approved by the Board. The Master Association vote will be on the 15th. As President of the Association, Jennifer has 97 votes and will cast them all for Kirk.

VII. New Business

- A. Board Member Recognition – Terry Davis
- Jennifer sadly reported Terry Davis, a long-time Board member and often President of the Association, is leaving the community and wished him and his wife all the best. She said he will be greatly missed and thanked him for his patience and calm and rational thoughts and suggestions. Helen and Sarah also said Terry will be missed.
 - At the next meeting, we will put forward a candidate for the Board.

VIII. Next Meeting

May 13, 2025 at 4 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (LaCanse/Steinman) to adjourn the meeting at 4:42 PM.

Las Palomitas Board Members	Phone	Email
Jennifer Zehr, President	612-382-4854	jkathrynz@gmail.com
Hans Klaudt, Vice President		htklaudt@protonmail.com
Lynn LaCanse, Sec/Treasurer		lmccanse@aol.com
Terry Davis, Member at Large	520-299-3814	davistd@icloud.com
Helen Steinman, Member at Large	573-489-9377	stenmanhc@gmail.com
Sarah Kiernan, CMCA, AMS	520-298-2146	sarah@pinehurstproperties.net