
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, December 10, 2024 at 4:00 PM
Zoom Virtual Meeting

Board: Present		Staff:	
X	Jim Davis , President	X	Sarah Kiernan , Managing Agent
X	Jennifer Zehr , Vice-President		
X	Casandra Maynard , Secretary/Treasurer		
X	Terry Davis , Member at Large	X	Independent Contractor
X	Helen Steinmann , Member at Large		Joan Groom , Meeting Minutes
	Owners Present		
X	Linda Head	X	Hans Klaudt & Judith Noiseux
X	Virginia McCanse	X	Stephanie Kirz

I. Call to Order

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

II. Homeowner Input

Virginia McCanse asked for her neighbor Omar about replacing a mesquite the storm blew over as he never received a response to his request. Sarah replied she has not received a formal request and will reach out to him.

III. Minutes Approval

A motion was made and seconded (T Davis/Steinmann) to approve October 8, 2024, Board Meeting Minutes as presented. Motion passed.

A motion was made and seconded (T Davis/Steinmann) to approve the November 12, 2024, Board Meeting Minutes as presented. Motion passed.

IV. Financial Report *(Sarah Kiernan)*

November 2024 Financials

Operating Account	\$ 46,385.84
Reserve Account	\$308,197.68
Total Assets	\$354,583.52

Total Expenses: Under budget by \$5,998.98 YTD.

Transfer: Our monthly transfer is \$4,777.58.

A motion was made and seconded (Maynard/Zehr) to approve the November Financial report. Motion passed.

V. Reports

A. Landscape Report *L. Head*

- Linda reported Joyce will no longer be on the committee for personal reasons. Linda asked Sarah to reach out to the community for volunteers to join the committee. She would like at least 3 members.
- There are minor irrigation issues that need to be addressed.
- The quicker we can do the cleanouts, the better.

B. Management Report (*Sarah Kiernan*)

In Escrow

10/1/2024 to 11/30/2024

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Thomas & Chanelle Lloyd	4084 E Via De Le Tangara	129		10/15/24	

VI. Old Business

A. Community Landscaping

- "S" program – Sarah reported they are still trying to figure out a standard. What are the concerns with landscaping and how to resolve them?
- Jennifer remarked we need to decide if we want to continue that program. It's a challenge for the Landscape crew as they need to remember which houses get blown out and which don't.
- Sarah said it's easier for her without the program, but it's a different situation for owners who have planted certain vegetation and take good care of their gardens. As long as they are taking care of their front yards, it's not a problem.
- Jennifer and Virginia will discuss structure options and get back to Sarah.

VII. New Business

A. Irrigation bid (Verdemar 3902-3974)

- Drip Doctor – new emitters - \$2,350
- Gill Property Solutions – \$2,200

- Linda thinks some of the items in Drip Doctor's bid have already been done. She would like to see Gill start doing some of this work as it would be a good introduction for them. Jim and Sarah agreed.
- There was a discussion on whether to stay with Drip Doctor, which is a known entity, or go with Gill for \$150 less.
- Linda reported there are issues with unburied lines and emitters along Via Palomita that Gill could address.

A motion was made and seconded (Zehr/Maynard) to approve Drip Doctor installing new emitters on Verdemar for \$2,350. Motion passed.

B. Holiday Decorations Reminder

- Sarah reminded the Board and Homeowners that holiday decoration rules per the Rules & Regs: no earlier than 30 days prior and no later than 15 days after any generally recognized holiday.

C. Ad Hoc Committee -- Community Painting (Jennifer Zehr)

- There are many things that need to be decided. What do we want painters to do, which colors, time frame? These need to be decided and presented to the Board as they come up.
- Terry requested prices for individual houses. Sarah currently has 3 bids, which the committee needs to have revised. Once that is determined, she will break the price down by square footage.
- Jennifer would like a volunteer from each neighborhood on the committee.
- Board approved the committee with Jennifer as Chair.

D. Urban Tree planting Program (Stephanie Kirz)

- Stephanie reached out to the City about the million tree initiative, but it's only for the City of Tucson. She has researched other programs, but cannot locate one that will work.
- She would like to figure out a way to get more trees in the community because having homeowners be tree planters is not going to work. She suggested the Board try to reduce the hot spots in the community. Jim prefers suggestions first and Terry proposed adding funds to the budget.
- Linda said streets where trees are lacking need to be the responsibility of the homeowner because the trees would be planted on their property.
- Virginia mentioned a couple of homeowners who would be willing to plant trees if they were purchased by the HOA.
- Stephanie would like to put a budget in place to plant trees where they are lacking.
- Sarah reported that in 2016 the Board decided it was the homeowner's responsibility to vegetate their front yards. Sarah will send an email reminding homeowners of how to receive approval for plantings.
- Stephanie will make a proposal to address areas that need more trees.

E. 2025 Meeting Schedule

January 14, 2025

February 11, 2025 – Annual Meeting – via Zoom

March 11, 2025

April 15, 2025 – in person meeting to roll out paint palette

May 13, 2025

July 15, 2025 (tentative)

September 9, 2025

October 14, 2025

November 11, 2025 – Budget Meeting

December 9, 2025

A motion was made and seconded (Maynard/Zehr) to approve the above 2025 meeting dates.

VIII. Next Meeting

January 14, 2025 at 4 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (Maynard/Zehr) to adjourn the meeting at 4:47 PM.

Las Palomitas Board Members	Phone	Email
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