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**Las Palomitas Association  
Meeting Minutes  
Board Meeting May 12, 2016**

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***Board: Present***

<u>  X  </u>	<b>William Falsgraf</b> , President
<u>  X  </u>	<b>Monica Manning</b> , Vice President
<u>  X  </u>	<b>James Wolf</b> , Member at Large (Telephone)
<u>  X  </u>	<b>Cassandra Meynard</b> , Member at Large (Telephone)
<u>  X  </u>	<b>Terry Davis</b> , Member at Large (Telephone)

***Staff:***

<u>  X  </u>	<b>Donna Wood</b> , Managing Agent
<u>  X  </u>	<b>Trudy Rahn</b> , HOA Administrator

**I. A Quorum was established and the meeting was called to order by Las Palamitas Board President, Bill Falsgraf at 3:06 pm.**

No homeowner's present, no call to audience, no hearings.

**II. Approval of Minutes**

- **A motion was made and seconded (Davis/ Manning) to approve the April 18, 2016 5 Meeting Minutes as presented. Motion passed.**

**III. President's Report (Bill Falsgraf)**

**Financial Report:**

- Treasurer is not available. Defer approval until next board meeting. President asks quorum if they have any questions or comments regarding the balance sheet in packet. Will address format of financial report(s) next meeting.
- President confirms check has been hand delivered to Donna Wood of Pinehurst Properties for \$1500 at this meeting in order to establish bank accounts for Las Palomitas.
- Pool heater computer board was replaced Wednesday May 11, 2016.

**ARC Review and Violations:**

- Second notice sent to Nancy Greenway – parked in street  
(Guest should have a permit for parking)
- **A motion was made and seconded (Manning/Davis) to add Mexican Fence Post to the approved landscaping list and give updated copy to residents. Motion passes.**
  - Board has been notified by CAU that Chimneas and portable fire pits were found close to buildings increasing the risk of fire hazard.
    - Bill questions "Close to Structure" meaning and Donna Wood from Pinehurst agrees to research it and draft a letter that can be given to homeowners.
    - She will bring to next board meeting for approval.
  - DRC Submittal for landscape Improvements to **5941 N. Via Del Chiquiri** to add Joshua Tree and 3 Lantana
  - **A motion was made and seconded (Manning/Davis) to approve DRC Submittal. Motion passes**
    - Donna Wood will submit DRC submittal for approval from the Master Association.

**Maintenance and Administrative:**

Pepper Trees – 3R Landscaping will remove trees from the property and Would charge to remove stump, dump fees and extra labor. Pinehurst to get a bid/estimate on additional charges.

**Management Report:**

No representative from Associa Management present.

**Paint Project** (Donna Wood):

- Example of letters that will be given to homeowner(s) regarding paint selections and ordering have been given to the board. Next Thursday May 26, 2016 Master Association to approve paint colors.
- Donna asks board if they have any outstanding questions on the painting contractor bids.
- After discussing paint amounts and prices
- **A motion was made and seconded (Davis/Wolf) to contract with Express Painting. Motion passes.**
  - Quorum discusses painting contractor(s) that should be considered for the common areas. Jerry Hubbard and types of payment that will fit within the AZ Handyman Law are discussed.
- **A motion was made and seconded (Davis/Wolf) to use Express Painting for the common area if Donna Wood can negotiate the price down to \$7500 vs \$9000. Motion passes.**
  - Quorum discusses time frame for painting to be completed and agrees on 12 months.

**IV. New Business**

**HOA Website** (Monica Manning):

- Donna Rainville, independent contractor to meet with Monica to go over website ideas. Monica will share information at earliest convenience on the best way to keep the website up to date, easy and user friendly.

**Board Meeting Dates for remainder of 2016**

- The board reconvenes in September and the board meeting dates will be scheduled on the **2<sup>nd</sup> Tuesday of each month at 4:00 pm.**
- **Future Meetings**
  - **September 13<sup>th</sup> at 4:00 pm**
  - October 11<sup>th</sup> at 4:00 pm
  - November 8<sup>th</sup> at 4:00 pm
  - December 13<sup>th</sup> at 4:00 pm

**V. Adjournment**

- **There being no further items of business, the Board adjourned the meeting at 4:03 p.m.**

Las Palomitas Board Members	Term Expires	Phone	Email
<b>William Falsgraf</b> , President		520-615-3189	<a href="mailto:wfalsgraf@aol.com">wfalsgraf@aol.com</a>
<b>Monica Manning</b> , Vice President		520-638-5514	<a href="mailto:mmanning@umn.edu">mmanning@umn.edu</a>
<b>Raymond Soule</b> , Treasurer		360-377-5406	<a href="mailto:ray@hootcreek.com">ray@hootcreek.com</a>
<b>Cassandra Meynard</b> , Member at Large		520-979-5014	<a href="mailto:c.maynard@yahoo.com">c.maynard@yahoo.com</a>
<b>James Wolf</b> , Member at Large		703-898-7476	<a href="mailto:gpawolf87@aol.com">gpawolf87@aol.com</a>
<b>Terry Davis</b> , Member at Large		520-299-3814	<a href="mailto:davisdt@telus.net">davisdt@telus.net</a>
<b>Donna Wood</b> , CMCA, AMS		298-2146	<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>