
Las Palomitas Association
Board Meeting Minutes
Tuesday, May 9, 2017

Catalina Foothills Church, 2150 Orange Grove Rd, Room 401-3

Board: Present

X	Cassandra Meynard , President
X	Monica Manning , Vice President
X	Ray Soule , Treasurer, <i>via Phone</i>
X	James Wolf , Member at Large <i>via Phone</i>
X	William Falsgraf , Member at Large
N/A	Terry Davis , Member at Large

Staff:

X	Donna Wood , Managing Agent
X	Laurie Velger , Meeting Minutes
X	Trudy Rahn , Associate

Homeowners:

X	Jim Davis , Lot 122
X	Akrum Tamimi , Lot 148
X	Hana Tamimi , Lot 148
X	Eman Tamimi , Lot 148
X	Tesneem Jalal Tamimi , Lot 148
X	Duane Wrobel , Lot 136

- I. **Las Palomitas Board President Cassandra Meynard called the meeting to order at 4:02 PM. Five out of six Board Members were present (two via phone), constituting a quorum.**

President Meynard decided to go through the Agenda items out of order so that homeowners would have additional time to arrive.

II. **Homeowner Input**

(Conducted after Section IV. Financial Report and the DRC Report)

- Akrum Tamimi and Tesneem Jalal Tamimi were present to contest the towing of a son's car as authorized by Pinehurst Properties, and to request that Pinehurst and the Board pay the \$260 towing bill his son was charged. Dr. Tamimi stated that his son does not live in Las Palomitas and considers his son a "visitor" and not a "resident." Therefore, he considers his son's car an "authorized guest vehicle." Declaring that his son's vehicle was towed unlawfully, Dr. Tamimi presented a timeline of events to the Board.
- President Meynard invited Duane Wrobel to speak next. Mr. Wrobel expressed that he had a reasonable expectation upon moving here that the parking rules would be applied. He stated that he is not monitoring the Tamimis, but the car belonging to Mr. Tamimi's son is parked in visitor parking every morning and evening.
- President Meynard stated that parking is a big issue in our community. Residents may only have two cars and both cars must be parked in the garage. The real issue is between a "guest" and a "resident." Mr. Tamimi regards his son as a "guest" and the Board views him as a "resident." Perhaps the parking issue should be brought up again at the next Annual Meeting.

III. **Approval of Minutes**

- **A motion was made and seconded (Manning/Wolf) to approve the April 11, 2017 Meeting Minutes with the following corrections:**
 - On the Table on Page 1, Board: Present: Jim Wolf was present, not N/A.
 - Jim's surname should be spelled without an "e" as "Wolf" rather than "Wolfe."
- **All approve. Motion passes.**

IV. Financial Report (Ray Soule)

April, 2017 Financials:

Operating Account	\$134,263.01 (includes painting payments)
Reserve Account	<u>\$ 95,870.50</u>
Total Assets	\$230,133.51

Current Liabilities Total is \$11,276.09.

Retained earnings were \$119,384.84.

Net income was \$99,472.58.

Pinehurst transferred \$12,118 from Operating to Reserves. One Reserve allocation did not carry on to the Financial Statement. Reserves should be \$101,929.50. This will be corrected next month.

Exceptions:

Administration costs were \$6,433.37 over budget, as the Rural Metro bill was paid in April, but not budgeted (\$6,604.15), and the Reserve Study was not budgeted, but half the cost was paid (\$399.50).

Maintenance expenses were \$6,498.17 for April and under budget for the year.

Utilities were over budget by \$516.81 (gas, electricity, and trash removal).

A motion was made and seconded (Soule/Manning) to approve the April, 2017 Financials as presented. All approve. Motion passes.

V. Reports

A. Master Association Report (Monica Manning)

The LPPOA Board Meeting was held April 18. Key issues addressed: 1. Board is reviewing proposals from three security companies to provide services at the four entrances to La Paloma. I informed them that the Las Palomitas Board was unanimous in opposing a switch from direct employment to security firms: core function of LPPOA, good compensation attracts higher calibre candidates, stability of staffing increases knowledge and ability to provide better security, loyalty of staff to La Paloma rather than an outside firm, poor reputation of security firms. Three of the four board members indicated they agreed with our position, but all four also said they needed to review security firm costs on a regular basis. Three firm proposals ranged from \$455K - \$490K. Current cost: \$472K, next year \$492K. No decision was made. 2. I asked if action had been taken as promised at the Annual Meeting in March to ensure that gate staff always provided all vehicles, commercial and private, with visitor passes. Pierre indicated he had not had time to do this yet. 3. No discussion on the proposed Community Improvements as suggested by the DRC. Until the issues of road maintenance with The Villages and Ridge Estates are settled, no decisions will be made. 4. Ridge 4 President inquired if the Master Board had created a protocol for how it would address times when sub-HOAs had differences. Board members indicated they had not done so. Their preference is to have sub-HOAs work out these differences among themselves.

B. Design Review Committee (DRC) Report (James Wolf)

The DRC met on Thursday, April 27th. Pierre did not call in, did not participate in the meeting, and did not receive the Minutes. Our HOA had one request for approval: from Lucas Schneider, Lot 151, for approval of the planting of two trees. We had approved the planting of the Chilean Mesquite tree (on the approved plant list) but left the Evergreen Oak tree (not on the approval plant list or the supplemental plant list) for the DRC to approve.

C. Management Report (Donna Wood)

New Homeowners: There are two new homeowners:

Lot 193, 5932 N. Via Del Chiquiri: Chad Lesson

Lot 142, 4052 E. Via Del Vireo: Zachary Dellheim

Financials: Our YTD total expenses are running \$452 over budget.

Parking Issues: As of the April Board Meeting, we had two homeowners who were continuing to violate the parking rules. The issues with one owner are resolved and the second owner is on the "towing" list.

Pool Area: There is some minor leaking in the spa pump. Ian Davey suspects it is a seal and will check it on his next visit. Right now the only way to turn off the spa heater is to throw a breaker switch, which also turns off the spa pump and the pool heater. Davey will be meeting with Jason Jones to install a separate switch for the spa heater. The circuit breakers in the equipment room are not labeled, so we will label them. The old breaker boxes will flick off and the pool lights will go off, so we are still working with TEP on this issue. All the timers for the pool lights have been checked and reset. The spa cover is torn, and Ian will research a thicker millimeter spa cover that will last longer. We should have it by May 10th.

Tree Proposal: Arizona Tree & Landscape Service, Inc. is currently servicing the Las Palomitas trees. About five homeowners want additional work done in their private areas. Donna worked with Danine on the wording of the door hanger they are using so that owners will call AZ Tree Service directly. AZ Tree Service has trees tagged to be removed.

Concrete Work Scheduled: On May 15th, there will be some concrete work which includes driveway section replacement at 5949 N Via Del Chiquiri, and a sidewalk section replacement at 6045 Placita del Vireo, both due to tree roots.

Painting Update: Since the letter was sent out to 38 homeowners reminding them of the painting deadline, we have had 5 owners pay in full for their painting (not yet scheduled). An additional 5-7 owners inquired or stated that will be paying soon. We are now down to 21 homes.

Reserve Study: Ray and Donna met with Rob Petrisin of Strategic Reserves on Wednesday, April 19th. We now have the first draft of the Reserve Study, and we will review it in the next thirty days. Ray and Donna will communicate with Rob regarding any suggested changes.

Landscaping: We are looking at the landscape contract to modify for elimination of street blowing.

Common Area Issues: Donna received only one proposal out of three requests for street sweeping. The only proposal came from Sunstate Sweeping. They will charge \$155 per month for once monthly sweeping and \$290 per month for twice monthly sweeping. The landscapers would get the debris off the sidewalks but not blow it onto the street. Monica asked Donna to check with the Ridge 4 HOA because they employ street sweepers. Bill asked if these sweepers would be willing to come on an ad hoc/on call basis. Donna will check with Ridge 4 to find out what their street sweepers charge, and then investigate what the price might be for service on an ad hoc basis.

VI. Old Business

A. Fire Access Tow-Away Signage Installed

All the signs were installed and President Meynard said they look great.

B. Street Sweeping Proposals

Already covered.

C. Code of Conduct (Signatures Required Per Amended By-Laws)

It has been confirmed that the document on hand was the correct version. Those present at today's meeting will sign their copy. Both Jim and Ray authorized President Meynard to sign the Code of Conduct on their behalf.

D. Summer Teleconference Meetings

There will be one teleconference meeting on Tuesday, July 18th at 4:00 PM. If Donna discovers that we will not have a quorum, she will reschedule the meeting. Regular monthly Board Meetings will resume in September, 2017.

VI. New Business

A. Letter of May 8, 2017 from Larry Westberg, Paloma Primera HOA President

The Paloma Primera HOA is urging the Board to solicit comments from homeowners and hold a meeting in the winter so that homeowners have a forum to express their views on how the LPPOA Board might use the settlement money.

- **A motion was made and seconded (Manning/Meynard) to table this issue until the Board meets again in July, 2017. All approve. Motion passes.**

VIII. Next Meeting

A. A Teleconference Meeting is scheduled for July 18th, 2017 at 4:00 PM.

IX. Adjournment

There being no further items of business, the meeting ended at 5:45 PM.

Las Palomitas Board Members	Phone	Email
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William Falsgraf , President	520-615-3189	wwfalsgraf@gmail.com
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