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# Las Palomitas Homeowners Association Annual Meeting Minutes

Tuesday, January 22, 2019 at 6:30 p.m.

Embassy Suites  
3110 E Skyline Dr  
La Paloma Room

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***Present:***

<b>Board:</b>		<b>Staff:</b>	
<b>X</b>	<b>Cassandra Meynard</b> , President	<b>X</b>	<b>Donna Wood</b> , <i>Pinehurst Properties</i>
<b>X</b>	<b>Terry Davis</b> , Vice President		
<b>X</b>	<b>Jonathan Mitchell</b> , Treasurer		
	<b>William Falsgraf</b> , Member at Large		
<b>X</b>	<b>Jim Davis</b> , Member at large		
<b>Owners:</b>			
<b>X</b>	<b>Constant, Anita</b> , Lot 137	<b>X</b>	<b>Head, Linda</b> , Lot 125
<b>X</b>	<b>Callum, Thomas</b> , Lot 165	<b>X</b>	<b>Krane, Ben</b> , Lot 144
<b>X</b>	<b>Stuart, Evelyn</b> , Lot 200	<b>X</b>	<b>Krane, Melvina</b> , Lot 144
<b>X</b>	<b>Erickson, Pat</b> , Lot 118	<b>X</b>	<b>MacDonald, Scott</b> , Lot 195
<b>X</b>	<b>Dupre, Mitzi</b> , Lot 129	<b>X</b>	<b>MacDonald, Janet</b> , Lot 195
<b>X</b>	<b>Ranzer, Judy</b> , Lot 171	<b>X</b>	<b>Webster, Rosanne</b> , Lot 103
<b>X</b>	<b>Webster, Frank</b> , Lot 103	<b>X</b>	<b>Barnes, Mary Ellen</b> , Lot 153
<b>X</b>	<b>Davis, Betty</b> , Lot 124	<b>X</b>	<b>DeVore, Gloria</b> , Lot 164
<b>X</b>	<b>Dockery, Sarah</b> , Lot 104	<b>X</b>	<b>Frieden, Sarah</b> , Lot 158
<b>X</b>	<b>Frieden, Bernard</b> , Lot 158	<b>X</b>	<b>Greenway, Nancy</b> , Lot 191
<b>X</b>	<b>Healey, Marilyn</b> , Lot 149	<b>X</b>	<b>Kirwood, Karen</b> , Lot 152
<b>X</b>	<b>Manning, Monica</b> , Lot 106	<b>X</b>	<b>Robin, Jerry</b> , Lot 107
<b>X</b>	<b>Robin, Deborah</b> , Lot 107	<b>X</b>	<b>Sraullo, Jennifer</b> , Lot 126

## **I. Call to Order & Welcome**

A quorum was established and Board President Casandra Meynard called the meeting to order at 6:30 p.m.

## **II. Review and approval of Minutes of 2018 Annual Meeting**

A motion was made and seconded (Jim Davis/Anita Constant) to approve the January 24th, 2018 Annual Meeting Minutes with the following amendments. That all board members be recognized as being elected for the 2018 term (instead of only Jim Davis). Motion passes.

## **III. President's Remarks and State of the Association**

- Cassandra thanked Donna Wood and Pinehurst Properties for a job well done and continues to work to implement community changes.
- Since January 1 – we have had 10 homes transition to new owners. At this writing two are in escrow scheduled to close at the end of January. In 2018 there were 8 new homeowners in Las Palomitas, reflecting close to a 20% changeover in owners over the last two years.

- **Website** - Our website is uploaded with information from the 2019 trash schedule, to insurance information and the Rules & Regulations. Each year we also update the information package which is a source of information, especially where money was spent last year. The website address is [www.laspalomitas.org](http://www.laspalomitas.org)
- **Pool Area** - This summer we purchased some new pool loungers as well as heavy duty umbrellas.
  - We also had to replace the pool pump motor and in December had to repair the spa heater.
- **Updated Lights in the common Area** – IN 2018 we updated the lights in the pool and common areas around the pool. We spent just over \$3600 to complete that project. The Master Association updated the lights in all of our main entry areas for a more uniformed and updated look.
- **New Landscapers** - In 2018 we changed our landscape maintenance company from 3R Tucson Landscaping to Southwest Grounds. Aaron and Brandon Williams are owners of the company and have been very responsive to our needs.
- **Street signs** - In February we updated all of our street signage from the original wooden signs to the master association regulated metal signs at a cost of just over \$4300.
- **Road Maintenance** - This spring Sunland asphalt came in and crack filled and sealed the roads at a cost of just under \$11,000.
- **Trees** - This spring in February or March, the board approved tree maintenance that will include removing branches over roofs as well as any low hanging branches. They have also been authorized to removed mistletoe and any dead material. This tree maintenance is estimated at \$17,400. This will be done by Arizona Tree & Landscape Service that did our initial tree work in 2017
- **Master Association** – In November of 2018 the Master association raised dues by 5%. Las Palomitas dues include payment for the master association dues. Specifically the fees went from \$84,293. To \$88,560
  - On December 3<sup>rd</sup> a community email was sent out to update everyone regarding the non-working fountain at the main entrance. We thought it would be up and running by the end of the year, but the transition to a new management company could be cause for the delay.
  - On January 1<sup>st</sup> the Master Association board voted to change management companies from Cadden to HBS Management Solutions. This was due to discrepancies in payroll with the gate staff over a number of years.

Poppy Vogel  
HBS Management Solutions  
520-307-3085  
[poppy@hbsmanagementsolutions.com](mailto:poppy@hbsmanagementsolutions.com)

**Reminder:** If you haven't gotten your 2019 DOVE sticker please do so before the end of January

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#### **IV. 2018 Financial Report** (Jonathan Mitchell)

Dec 31, 2018 Financials:

Operating acct	\$ 66,628.34
Reserve acct	\$ 74,235.62

CD Alliance Bank	\$ 27,887.48
CD Alliance Bank	\$ 20,025.08
CD Alliance Bank	\$ 20,030.09
CD Alliance Bank	\$ 20,068.58
Reserve Assets Total	\$162,246.85

**Total Assets                      \$228,875.149**

Jonathan has been a financial manager for the last 15 years. His focus on the Las Palomitas financials is to check for any obvious discrepancies or totals that look "out of place". He is in communication with the Pinehurst Accounting manager, Carrie Bezosky with any questions with the monthly financials. Late in 2018, at Jonathan's suggestion, the board approved to "ladder" part of the reserves in \$20,000 CD increments with staggered maturity dates.

#### **V.        Comments from homeowners**

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- **Lighting** - Discussed the lights especially at the townhouse section since many of them are barely functioning. Suggested looking at other complimentary designs with 2-3 options that owners can purchase.
- **Rental Restrictions** - Conversation around rental restrictions the federal law and the restrictions placed on owners. Our current CC&Rs have no rental restrictions and with a federal law passed two years ago, would NOT allow community to implement stricter controls on rentals.
- **Parking issues** in the guest parking areas with owners or people that are not registered or received access passes from the main gate. The board agreed to submit a letter to the Master Association regarding this issue.
- **New Landscapers** – citing some issues where driveways are not being blown off or debris ends up in the garage or front porch. Please notify Donna by email to address with our new landscapers.
- **Master Association Board and the mismanagement** or overtime payroll for gate staff. Members expressed dissatisfaction that master association dues were being raised 5%, however, they failed to catch mismanagement of payroll for gate staff over the course of several years, totaling approximately \$124,000 in payroll and benefits. The board agreed to submit a letter to the Master Association with more specific details regarding lack of accountability.
- The Board and members expressed their gratitude specifically to Donna Wood, Community manager and Pinehurst Properties doing a wonderful job for Las Palomitas.

#### **VI.      Announcement of Election Results**

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- **William Falsgraf, Terry Davis & Jim Davis & Jonathan Mitchell were elected to the board of directors.**

#### **X.        Adjournment**

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- **There being no further items of business, President Casandra Meynard adjourned the meeting at 7:55 p.m.**