
8

Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, March 9, 2021 at 4:00 PM
Zoom Virtual Meeting

Board: Present

- X Terry Davis**, President
- X Jim Davis**, Vice-President
- X Pete Torrez**, Director
- X Stephanie Kirz**, Director

Staff:

- X Donna Wood**, Managing Agent

Independent Contractor

Joan Groom, Meeting Minutes

Owners Present

Nancy Greenway
Judy Ranzer
Sarah Dockery
Joyce Barkley
Mary Risberg

Betty Davis
Hans Klaudt
Linda Head
Ginny McCanse

I. Call to Order

The meeting was called to order at 4:02 p.m. after establishing a quorum with three members present.

II. Homeowner Input

- Sarah Dockery is concerned about garbage situation by the smoke station at the mailboxes. She has taken garbage home more than once. Terry replied the trash can we had there disappeared. He thinks the pool people used it. Donna has put a new one inside the pool area. We'll see if that solves the problem. Donna would like cigarettes put out before entering the pool area.
- Pete suggested buying a combo ash tray/trash can for cigarettes and junk mail. Terry replied we had trash can there for junk mail, but people put food in and the javelinas tipped it over every night. Jim thought people could take junk mail home. Donna added there were signs that said recycle items only. People didn't comply and we removed the can.
- Judy Ranzer mentioned not being able to see traffic coming from west side at the end of her street unless she pulls into the lane. She suggested cutting the shrubbery. Jim replied STOP signs were installed at another intersection by the Master Association and he would report this situation to them.

III. Organizational Meeting

The new Board mutually agreed to the following officer positions:

President – Terry Davis
Vice President – Jim Davis

Members at Large – Pete Torrez & Stephanie Kirz

IV. Minutes Approval

A motion was made and seconded (J Davis/T Davis) to approve the January 12, 2021 Board Meeting Minutes as presented. Motion passed.

V. Financial Report (*Donna Wood*)

February 2021 Financials

Operating: \$ 64,441.34
Reserves: \$ 268,350.32
Assets: \$ 332,791.66

Income

YTD income is under budget by \$1,659.13.

Expenses

Administrative Expenses: Under budget by \$3,100. Not billed for Rural Metro this month as budgeted \$6,990. Or our association insurance of \$2,150. However, we were billed and paid for 2 quarters (4th 2020 & 1st 2021 at \$14,760).

Maintenance Expenses: Under budget by \$113, all seems right on target.

Utilities: Under Budget by \$1,426. Water was the biggest under budget.

Total Expenses: We are under budget for February by \$4,640.94.

Reserve Expenses: There were no Reserve Expenses for this quarter.

Transfer: Our monthly transfer of \$5,682.08.

VI. Reports

A. Landscape Report (*L. Head*)

Activities in Progress:

1. At this point, the Landscape Committee and Donna Wood have identified and met with potential irrigation, landscape and tree companies. The committee is aware of the urgency of making sure our plants and trees are healthy. It has been very encouraging to see that there are companies servicing the Tucson area who can meet our needs and value the same things we do. We will make a couple of recommendations here and more when all the information is in.

2. Irrigation replacement was completed by Southwest Grounds. However, due to complaints regarding water to some of the plants, it was discovered that SWG had not checked its work and had not turned on the water. This situation existed from the completion of the work until it was discovered at the end of February. The water probably had not been on since the beginning of that job. It was also discovered that there were already leaks in the new work and new emitters not working. It has been more than a week since this was discovered. No one from SWG has been out to repair yet. The committee has requested that all work be done immediately by trained irrigation employees of SWG. We will be monitoring this work. As a result of experiences

over the past year and us close monitoring of the work of SWG, they have been given 30 day notice of cancellation of contract.

3. Donna Wood and members of the committee met with two tree companies (Urban Forestry and R.O. Landscaping and Tree Service. They were given copies of Jackie Lyle's report and our community map. Each company is going to look again at the community and give us their suggested work and pricing. They were made aware of our desire to have healthy trees. We have received one company's proposal. We will wait to receive the other one and compare and evaluate. Our recommendations will be submitted to the Board as soon as we review the proposals.

Recommendations:

1. It is the recommendation of the landscape committee that we hire Sonoran Oasis Landscaping as our landscape company effective as soon as possible for the following reasons:
 - The owners of this company met with us and shared their qualifications which are extensive and impressive
 - The arborist highly recommended them
 - The owners are actively involved in several local groups supporting native vegetation and proper care
 - Their crews all have trained landscape personnel

Terry remarked the 2021 budget is already set and but if we pay more on one item, we need to cut another. One possibility is tree trimming. Linda thinks it will be easy to juggle things around so we are not spending any more money.

Stephanie checked references and received great reference for the preferred company. The tree budget was \$40,000 to be taken from Reserve Account. This was canceled after review proved it was not necessary.

Linda said committee is much more knowledgeable now. We are looking at developing a relationship with an irrigation company which knows our property and what we need.

Jim is not happy with 5% increase in landscape contract every year and wants it to be negotiable and equal to cost of living increase.

Tree Trimming Proposals will be evaluated by the landscape committee. We should decide before next Board meeting. Irrigation Proposals have just been received as well.

B. Management Report (*D. Wood*)

Pool area:

We are still on schedule to close the pool/spa area for the week of April 19th. We will drain the pool and spa to clear out all chemicalized water and take advantage and clean the tiles. The decks will be cleaned and resurfaced.

2021 Tree Trimming

The Landscape Committee has requested proposals from two highly qualified tree trimming companies: Urban Forestry and RO Tree and Landscaping. We have one bid and are waiting for the 2nd proposal to come in. Once we have all information, the landscape committee will review and evaluate.

Irrigation Overhaul

As you know, our irrigation system is an epic fail! We are literally chasing after leaks. The Landscape Committee has investigated several companies that specialize in irrigation. The committee selected two companies to submit proposals: Drip Doctor and Monsoon Irrigation. We have received one proposal and once we receive the 2nd the committee will review.

Landscape Maintenance Proposals

Based on the Landscape Committee's oversight and research, we gave the current landscape contract a 30 day notice that will end effective March 31st. Based upon research and recommendation, I have attached a comparison spreadsheet of the two proposals from the companies under consideration.

RFID tags

The RFID system is now up and running.

Sloped Path between Chiquiri and Mirillo

I have gotten three different proposals, offering three different solutions for this sloped path between Chiquiri and Mirillo. They are as follows:

SW Grounds

Suggested installed ¼" stabilized GB \$675.00

I believe this is the last desirable and will have a tendency to succumb to erosion.

(We have also given 30 notice to SW Grounds.)

Antonio's Rock Work

6 rock steps that will be concreted \$1,250.00

Peppe-Scapes

Concrete steps/walkway – 3x21' long concrete step pathway. Create 6 steps with landing on the high side of the gate. (2 days includes labor and materials) \$3,400.00

We asked about replacing the red brick walkway with concrete walkway: 3x35 concrete walkway to replace uneven brick pathway (near Postal boxes) \$1,950.00

If the Board wanted to proceed with both walkway projects, the total price would be \$4,500.00 (savings of \$650). It would be one mobilization and reduce project time from 3 to 2 days.

VII. New Business

A. Selection of Landscape Maintenance Company

- Sonoran Oasis - \$3,833 month
They were fired by Skyline because of lack of responsiveness. However, Stephanie said everyone she spoke to raved about the owner.
- La Cholla Landscape - \$4,155, plus pre-emergent - \$5,405

A motion was made and seconded (J Davis/Kirz) to approve Sonoran Oasis as new landscape maintenance company with yearly increase to be negotiated at the end of the year. Motion passed.

B. Walkway between Chiquiri & Mirillo

- SW Grounds - \$675 - eliminated from consideration
- Antonio's Rock Work - \$1,200
Donna is concerned about older community members using his proposed solution.
Jim, Joyce, Judy & Hans think it's a safe path.
Project was dropped.

C. Tree Trimming

- Urban Forestry
- RO Tree & Landscaping
New bids range from \$8,000 to \$16,000

D. Irrigation – Long term solution

- Drip Doctor - \$90,000 – to be done in phases.
- Monsoon Irrigation – waiting proposal

Hans questioned using plants that require water given the AZ climate. Terry said the community wants watered plants on common areas. Today we're trying to get water to where it needs to be and make a plan for the long term.

Linda mentioned considering water trucks if needed for the mature landscaping not on irrigation.

VIII. Next Meeting

April 13, 2021

IX. Adjournment

There being no further business, the meeting adjourned at 4:50 PM.

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