
Las Palomitas Homeowners Association
Annual Meeting Minutes
Tuesday, February 11, 2025 at 5:30 PM
Via ZOOM

Board: Present		Staff:	
X	Jim Davis , President	X	Sarah Kiernan , Managing Agent
X	Jennifer Zehr , Vice-President		
A	Terry Davis , Member at Large		Independent Contractor
A	Cassandra Meynard , Member at Large	X	Joan Groom, Meeting Minutes
X	Helen Steinman , Member at Large		
	Owners Present		
X	Hans Klautdt & Judith Noiseux	X	Monica Manning
X	Mary Risberg	X	Linda Head
X	Stephanie Kirz	X	Lynn McCanse
X	Thomas Callum	X	Charles Erickson

I. Call to Order and Welcome

The meeting was to order at 5:32 p.m. after establishing a quorum was present.

II. President's Remarks/State of the Association (Jim Davis)

- Jim reported last year we were able to clean up another area that will be maintained going forward, thanks to Linda Head. Linda also took responsibility to spearhead the irrigation repairs. It's a miserable situation she handled very well. Her work has made it easier for the landscapers.
- We did some repairs on the streets and leave the subdivision in good shape.
- The finances look good. We had a couple of reasonable increases the last couple of years that have left us in good shape.
- Jim thanked Pinehurst for another year of a job well done. In addition to the good work Sarah does, how a management company handles the money is very important and Jim rated Pinehurst very highly on how they handle the HOA's funds.

III. 2024 Annual Meeting Minutes Approval

A motion was made and seconded (Manning/Zehr) to approve the 2024 Annual Meeting Minutes as amended. Motion passed.

Monica asked that member listed as Cjek be changed to Charles & Pat Erickson, and Judith Noiseux mentioned she was at the meeting but not listed.

IV. 2024 Financial Report (Sarah Kiernan)

December 2024 Totals

Current Assets	\$ 56,008.15
Reserve Assets	\$ 313,690.68
TOTAL ASSETS	\$369,698.68

Total Operating Expenses of \$382,706.59 were under budget by \$4,028.53 for 2024.

Total Reserve Contribution was \$56,998.23.

Budget Update

Las Palomitas dues increased roughly 2.5%. This was to help offset the Master Association dues increase. Most areas where the budget increased were due to an increase in the cost of goods and services, such as landscaping, insurance and utilities.

Monthly Reserve Contribution will be \$4,892.

V. Questions/Comments from Association Members (Owners)

- Monica is happy the walking path has been repaved, but it was only the LPAL section that was paved and the rest of the path is awful. She would like the Master Association to be urged to repave the remainder of the path as it presents a hazard for many older folks who tend to stumble and could fall and be injured. She asked the new Board to take that on and also for members to solicit the Master Association. Sarah reported it was up for discussion by the Master Association and she will check on the status.
- Monica would like the annual meeting to be an in-person. She also recalled having a spring pool party potluck in the past and would like that tradition revived.
- Judith asked why the speed sign hasn't been moved to near the turnoff into Ridge 4. She would like the stretch from the golf course to Chiquiri that people speed on to be monitored as it is at the other end. And to consider a STOP sign before turning into Ridge 4.

VI. Announcement of Election Results

36 ballots were submitted of 96 eligible - 38% of owners

Terry Davis – 31 votes
Jennifer Zehr – 29 votes
Hans Klaudt – 52 votes
Lynn McCanse – 32 votes
Helen Steinman – 32 votes
All were elected to the Board.

VII. Closing Remarks & Adjournment

- Sarah thanked Jim for his service on the Board and looks forward to working with the new Board.
- Monica thanked the Board for the responsibility they have taken as well as Linda for her landscaping work.
- Linda mentioned Jim was on the landscaping committee and has been such a level head for the association and the landscape committee.

There being no further business, the meeting adjourned at 5:52 PM.

VIII. Organizational Meeting

Meeting began at 5:52 PM

After a review by Sarah of the responsibilities of the Board positions, the following motion was made:

A motion was made and seconded (McCanse/Klaudt) that Jennifer Zehr be President, Hans Klaudt be Vice President, Lynn McCanse be Secretary/Treasurer, and Terry Davis and Helen Steinman be Members at Large. Motion passed.

Next meeting will be February 18 at 4 PM.

Jennifer thanked Hans and Lynn for agreeing to be on the Board and looks forward to working with them as does Helen

Meeting ended at 6:28