

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

January 11, 2010

Present: Janet Falsgraf, Terry Davis, Gloria DeVore, John Twomey, Larry Westberg and Jennifer Zehr. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Stephanie Kirz

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:00 p.m.

Determine Quorum

- Quorum was attained with six Board members present.

Homeowner Concerns

- No Discussion

Approval of Minutes of November 16, 2009

A motion to approve the November 16, 2009 meeting minutes as written was made, seconded and passed with a unanimous vote.

Financial Report

- The November 2009 financials were reviewed with those present.
- Delinquencies were discussed.
- The Board discussed being approximately \$7,000.00 or \$8,000.00 under budget and there are two Homeowners that are delinquent about \$9,000.00.

The Board requested that Ms. Weber find out if the excess becomes part of the Owner's equity.

- The Board reviewed the Reserve Fund investment program.
A motion to authorize the Finance Committee and LMR to invest funds per the investment plan was made, seconded and passed with a unanimous vote.
- The Board discussed why Ridge IV assessments are less expensive. Each owner is responsible to pay for their own insurance and they have more homes.
- The financials, including the 2010 Budget will be reviewed at the Annual Meeting.
- The 2010 Budget analysis, 2010 Budget and financial information will be available for all members at the Annual Meeting. Delinquencies will be discussed.
A motion to approve the November 2009 financial reports as presented was made, seconded and passed with a unanimous vote.
- The Board discussed the continued \$6.00 charges for a water meter. Ms. Weber is working on this.

Committee Reports

ARC

- No Report

Landscaping

- The landscapers continue to make up time owed to the Association.
- Homeowners will be notified at the Annual Meeting that the majority of the pruning will be completed this year.
- The Board discussed removing or treating the mistletoe in the wash, common areas and private areas.

The Board requested that Ms. Weber investigate what actions need to be taken to remove mistletoe from private areas.

- A bid from Silverado Plumbing to replace the five irrigation valves was provided for the Board to review. Additional bids will be obtained.
- Information on the irrigation repairs will be provided at the Annual Meeting.

Communication

- No Report

Pool

- A bid for solar heating in the amount of \$3,000.00 excluding the credits of approximately \$1,500.00.
- The ramada roof would need to be modified and expanded to provide more area to place the collectors at an approximate cost of \$23,000.00.

Violation Report

- A violation report was included in the Board packet for review.

Management Report

- A written report was included in the Board packet.
- Ms. Weber advised she has not been able to locate the Reserve Study.
- \$10,000.00 was transferred from the Operating Account to the Reserve Account.
- The direction signs have been placed.
- The tenant information report was included in the Board packet.
- The trash and recycling containers from the mailboxes will be picked up on Wednesday.
- A smaller container will be purchased and placed in the area.

Unfinished Business

Silverado Plumbing Proposal - Irrigation

- Discussed earlier in the meeting.

New Business

Lighting

- The long life light bulbs are only lasting approximately one year. The Board discussed starting the replacement program again on a volunteer basis. They also discussed contracting to have a company inspect and replace bulbs in the summer.

Trees - Mistletoe

- A meeting was held with a Homeowner to discuss a tree that may block views and bushes.
- Bids to remove the mistletoe will be reviewed at the next meeting.

Annual Meeting

- The collection process for delinquent accounts will be reviewed.
- Replacement of the irrigation valves will be discussed.
- Coffee and cookies will be served at the meeting.

Adjournment

With no further business to discuss, a motion to adjourn at 4:45 p.m. was made, seconded and passed unanimously.

Respectfully Submitted,
Kolleen K Weber, CMCA
Community Association Manager
For Las Palomitas Homeowners Association