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Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, September 14, 2021 at 4:00 PM
Zoom Virtual Meeting

Board: Present

- X **Terry Davis**, President
- X **Jim Davis**, Vice-President
- X **Pete Torrez**, Member at Large
- X **Stephanie Kirz**, Member at Large

Owners Present

- X **Joyce Barkley**

Staff:

- X **Donna Wood**, Managing Agent

Independent Contractor

- X **Joan Groom**, Meeting Minutes

- X **Linda Head**

I. Call to Order

The meeting was called to order at 4:00 p.m. after establishing a quorum with three members present.

II. Homeowner Input

- Joyce Barkley is pleased with R&O work this week and is glad to see progress on Landscape Committee recommendations

III. Minutes Approval

A motion was made and seconded (J. Davis/Kirz) to approve the May 11, 2021 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Donna Wood*)

August 2021 Financials

Operating: \$65,070.29

Reserves \$257,454.93

Assets \$ 322,525.22

Income: Dues income YTD is under budget by \$1,288.87

Administrative Expenses: under budget by \$2,681.87. Mainly due to our insurance payment cycle.

Maintenance Expenses: We are close to budget on our maintenance expenses. We are under budget for landscaping as we are watching the number of crew that services each week. Our contract calls for 4 ppl, but we have occasionally had only 3 ppl.

Thanks to Linda Head, she has been monitoring. We also did not pay SW Grounds for their last month of service. Our pool service prices were increased, just as everything else, including chlorine, has increased. We are seeing vendors service in the landscape service because of the proliferation of weeds and the qualified workers they are trying to keep.

Utilities: Under Budget by \$1484.58. Our water costs have decreased significantly (over \$6,185.63 YTD). Getting water leaks fixed correctly. It is great to see water bills decreasing on a steady basis. This is significant.

Total Expenses: We are under budget, in our expenses YTD by \$14,036.25

Reserve Expenses: As you can see, we have started to upgrade the irrigation. We have spent \$24,565. And will spend over \$10,000 this month as we continue the irrigation upgrade. We have had major clean ups to our common areas this year and had a major clean up along the Via Palomita corridor this month. They did a wonderful job. Another phase of tree trimming happened this month from 9.10 – 9.15. We have had storm damage and pepper trees fall in some of these monsoons. I believe we will be cleaning up some of the mess and overgrowth for a few months.

Transfer

Our monthly transfer is \$5,682.08.

V. Reports

A. Landscape Report (*L. Head/ A. Constant*)

Linda has been out of town and will have a report in October.

Joyce Barkley, committee member states we are on the right track with landscaping.

B. Architectural Submittals

Lot 189 – Jagentenfl

They would like to install a dish. They will work with the technician to install toward the back of the home to minimize the view from the street.

A motion was made and seconded (Torrez/Kirz) to approve installation of dish on Lot 189. Motion passed.

C. Management Report (*D. Wood*)

Escrow Date: 5/1/2021-9/8/2021

9/8/2021

New Owner	Unit Address 1	Lot #	Previous Owner	Process	Escrow Date
Corinne & David Schmidt	4052 E Via Del Buho	174	Leonard & Sophie	5/28/2021	5/25/2021
David & Maria Parmer	4056 E Via Del Buho	172	Richard Underwood	7/26/2021	7/19/2021
Edward Baldwin & Nancy Salazar	3910 E Via Del Verdemar	119	William & Ann Micka	5/17/2021	5/11/2021
Edward King	4052 E Via Del Mirillo	187	Valerie Priser	6/17/2021	6/11/2021

Mark & Carol Maklin

5958 E Via Del
Chiquiri

164 Ulysses & JoAnn
DeVore

8/18/2021 8/9/2021

DRC Submittal – Lot 189 Jagentenfl

They would like to install a dish. They will work with the technician to install toward the back of the home to minimize the view from the street.

The lending library is up in the common area on Verdemar near the pool area. Thank you Jennifer for making that happen.

Pool area:

WE have had miscellaneous issues with our pool. The light had to be replaced. We lost an umbrella in one of the storms. Someone did not close it and it took flight and landed in the parking lot.

Drip Doctor

Has completed the following irrigation sections:

On July 29th – Lots 136 – 154 & common area 2,490 ft \$13,695.00

On August 7th – Lots 155 – 162 & common area 1,150 ft. \$6,325.00

On September 8th – Lots 165-167 & Lots 187 – 195 \$10,315.00

In January 2022

To budget for 2022 for additional irrigation: (plus the irrigation for the tree replacement project below)

Lots 172 – 175 & Lots 131 – 135 common area ,120 ft \$6,160.00

Lots 176 –178 & Lots 129 – 130 & Common area 1,225 ft \$6,740.00

Lots 168 – 171 & Lots 179 – 186 & Common area 1,475 ft \$8,115.00

LPPOA Proposal for Tree Replacement Project:

I have attached the letter the LPPOA has asked of us for the tree Replacement Project.

Replacing the Pepper trees has been in discussion with various LPAL boards for since 2017. With the loss of several pepper trees due to age, disease and storms, what is left standing...shows it is time for a "redo". I submitted a proposal to remove the pepper trees. However, as their letter stated, they require the removal, the irrigation and the new planting of trees to be done within 30-45 days. I have asked for a cost share from the master association since it is at the main entrance.

I have received the following bids from R.O. Tree Service. I have been working with Stan Lowery, arborist and estimator.

If you look at the basics (all the information is attached):

➤ Pepper tree removal with other miscellaneous sick and decaying trees (PV & acacia) to include stump grinding: **\$7,900** – first week of January.

- Install the irrigation in this back area behind homes 118- 126: **\$8,335.00** – January 10th
- Install 15 - 25 gallon Desert Willow trees along back wall area, 3 – 25 gallon hybrid thornless Mesquite trees, run feeder lines from the new irrigation system to the new trees: **\$10,350.00** – 3rd week of January.

There was a long discussion on the kinds of trees and their placements.

- I am getting a quote to install rip rap along the pathway that would mitigate erosion onto the walking path with every rain. Est ballpark **\$6,000**? There was a discussion on whether to embed the rip rap in cement, which would help with erosion and rodent infestation.

Estimated cost for the project: \$32,585.00 or \$38,585 adding \$6,000 for additional costs for grouted rip rap. Board agreed to increase for rip rap.

I would create a package to present to the LPPOA board for a cost share of 50% of this project. \$19,292.50

VI. New Business

- A. Tree Trimming – 2021
 - No recommendations yet.
- B. 2022 Landscape Contract
 - 3% increase in 2022 contract. It is based on 4 people and there have been 3 people most weeks.
- C. Irrigation – for corridor tree replacement project along Via Palomita
 - See Management Report above. Donna recommends completing project next year.
- D. Proposal for new trees along Via Palomita
 - Discussion of cost sharing with LPPOA for presenting at the LPPOA board meeting 9.21.2021 – see Management Report above.

VIII. Next Meeting

October 12, 2021

IX. Adjournment

There being no further business, the meeting adjourned at 4:43 PM.

Las Palomitas Board Members	Phone	Email
Terry Davis, President	520-299-3814	davisdt@icloud.com
Jim Davis, Vice President	520-306-7180	Jdaz4201@yahoo.com
Pete Torrez, Member at Large	520-906-1000	pete@tucsonree.com
Stephanie Kirz, Member at Large	206-661-5946	Stephanie@stephaniekirz.com
Donna Wood, CMCA, AMS	520-298-2146	donna@pinehurstproperties.net