
**Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, May 8, 2018
Catalina Foothills Church, 2150 Orange Grove Rd, 405**

Board: Present		Staff:	
X	Cassandra Meynard , President	X	Donna Wood , Managing Agent
A	Terry Davis , Vice-President	X	Joan Groom , Meeting Minutes
X	Ray Soule , Treasurer		
A	James Wolf , Secretary		Homeowners:
X	William Falsgraf , Member at Large	X	Jonathan Mitchell, Lot 133
X	Jim Davis , Member at Large	X	Joyce Barkley, Lot 131
		X	

I. Call to Order

Bill Falsgraf called the meeting to order at 4:01 p.m. after establishing a quorum was present. President Cassandra Maynard arrived and conducted the meeting.

II. Homeowner Input

- Jonathan Mitchell praised the new landscape company, saying the old one didn't do much. His understanding is they will maintain what is already there and clean and weed the area. He loves the neighborhood.
- Joyce Barkley inquired about the irrigation of the groves, saying it was off and is now back on. Donna Wood stated there had been a lot of irrigation complaints, but the landscape company is on it. She suggested owners send photos of problem areas if possible.
- Joyce asked about the possibility of moving the garbage can and Donna said it really wasn't possible.

III. Minutes Approval

A motion was made and seconded (Soule/J. Davis) to approve the April 10, 2018 Board Meeting Minutes. Motion passed.

IV. Financial Report (R. Soule)

A: April Financials:

Current Assets	\$ 85,764.24
Reserve Assets	\$127,205.05
TOTAL ASSETS	\$212,969.29

- The Balance Sheet is in good shape. Expenses and income all look fine.
- **Dues income:** \$77,710.00 - 2 (3?) owners did not pay.
- **Total Income:** \$77,891.34
- **Prepaid:** \$7,021.00
- **Total expenses** below budget by \$3,250.44.
- **Administrative:** Under budget by \$90.33.

- **Maintenance:** Under budget in most categories (\$3,437.46). Under budget in landscape service due to final billing. May financials will show the final billing for 3R Landscaping and the pro-rated billing for Southwest Grounds.
- **Utilities:** We are over budget in electricity by \$173.40 in water and over budget in water by \$460.78. We had to drain the spa for some repairs last month, which is part of the overage. This will be monitored as it seems unusually high.
- **Net operating income** was just short of budget by \$583.22.
- As approved last month to come out of Reserve account \$2,795.00 was paid to area clean up common area.

A motion was made to accept Financial Report of April 30, 2018 and seconded (Soule/J. Davis). Motion passed.

V. Reports

A. DCR Report – Donna Wood reported meeting will be either May 24 or May 31. We submitted our common area landscape plan for approval. Our goal after approval is to submit the plan to landscape companies for price comparisons. The DRC asked the landscape architect to present the plan to the LPPOA DRC at the next meeting. Jeff Van Maren has agreed and Donna will accompany him to the meeting.

B. Management Report (*D. Wood*)

In Escrow

Escrow Date: 5/1/2018-5/16/2018

New Owner	Unit Address 1	Lot #	Previous Owner	Escrow Date
Stephen & Susan Eggen	4060 E Via Del Buho		Jim & Beverly Wolf	05/2/2018

Financials as of April 30, 2018

Operating Expense:	\$ 85,764.24
Reserves:	\$137,205.05
Total Assets:	\$212,969.29

Pool Area:

- One of the new umbrellas was left open and the wind blew the entire table over. We are hoping to install a "splint" like brace to the broken area. Repair will be in the next couple of weeks.

- An idea may be to get a laminated sign attached to each umbrella, saying: "Please close and secure the umbrella when leaving to avoid damage by wind."
- Due to the height of the counter, it was agreed to put the bar stools on hold until we decide a more prudent way to address the issue. Currently there are no bar stools made that will comfortably accommodate the height of the bar counter.
- An option mentioned was to eliminate the taller section of the bar, leaving the kitchen area all at one height.

Landscaping:

- Southwest Grounds performed landscape maintenance this past Friday because of the street sealing schedule. Aaron Williams has been very responsive as he was sent notices on irrigation leaks. There have been several in the last three weeks.

Miscellaneous Issues

Richard Underwood (Executive Session) has moved all of his pots.

Asphalt Project

Most owners were extremely cooperative. The new owners on Buho had their carpets cleaned the very next day and dumped their dirty chemical water on the nearly sealed street. The owner will take care of it.

Nominations to Appoint

- **Jonathan Mitchell** – new owner of 4074 E Via del la Tangara is willing to serve on the Board when Jim Wolf steps down.
- Jonathan introduced himself and his background. He asked about owners in arrears.

VI. Old Business

A: Outdoor Furniture – on hold.

B: Asphalt Sealing Update:

- Ray Soule stated the asphalt company did a super job.

C: Southwest Grounds Update

- Addressed in management report.

D: Common area clean-up is complete

VII. New Business

A: Appointment of Board member to replace Jim Wolf

- Nomination of Jonathan Mitchell to the Board

**Board members Soule and Falsgraf moved to nominate Jonathan Mitchell to the Board.
Motion passed.**

B: LPPOA DRC member volunteer

- Donna Wood stated volunteer doesn't have to be a Board member although Jim Wolf brought a wealth of information.
- Issue to be considered over the summer.

C: Timing on the Light at the pool area

- Utility bills have gone up. Should the lights be on till 10 p.m. or 11 p.m. every night?
- Lighting the area is not expensive. The lights go on at dusk and are timed off.

VIII. Next Meeting

Tuesday, September 11th at 4:00 pm.

All owners are welcome and invited to attend.

IX. Adjournment

There being no further items of business, a motion was made and seconded (J. Davis/Soule) to adjourn the meeting. Motion passes. The meeting ended at 4:36 p.m.

Las Palomitas Board Members	Phone	Email
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