

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting

February 21, 2011

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

**Absent:** All Present

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order at 3:05 p.m.

### **Homeowner Concerns**

- No Discussion

### **Approval of Minutes of January 17, 2011**

A motion to approve the January 17, 2011 meeting minutes as written was made, seconded and passed with a unanimous vote.

### **Financial Report**

- The final December 31, 2010 financials were reviewed with those present.
- A CD matured and was invested for three years.
- A meeting was held with Jonathan Olcott from The Brown Law Group to discuss the judgment against a property. He advised the judgment includes subsequent assessments. Pending buyers will be notified that the home has to be painted.

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- The irrigation will be turned on again when the leak is located and repaired.
- The landscaping has been set back with the freeze and the removal of leaves that were blown down.
- Pruning will continue after the cleanup is completed.
- Mistletoe will be removed while the trees are bare.
- Insulation will be purchased for the irrigation valves.
- The Master Association will be contacted to contribute toward watering, maintenance and replacement of the pepper trees.
- Homeowners will be reminded that old palm fronds must be removed.

#### Communication

- The Master Association management advised there have only been two complaints about speeding on Via Palomita and they do not consider this to be a problem. Homeowners will be requested to contact the Master Association to report speeding issues.

- The Board discussed requesting that the Master Association install a sign stating slow down, blind drive.

#### Pool

- The pool deck project has been completed at a substantial cost savings.
- There is evidence that someone is still climbing over the wall at the pool.

#### Violation Report

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

#### **Management Report**

- A written report was included in the Board packet.
- The Board discussed establishing a program that requires Homeowners to provide tenant information to the Association.
- The Board discussed the damage a tenant caused to a garage on February 19, 2011. Pinnacle Restoration is working on repairing the home.
- Waste Management delivered all the containers and a few residents have requested different sizes.
- Judy Murphy repaid the Board for the sewer line repair.
- The Association is working with the insurance company for reimbursement for plants and work damaged by the car accident at Lot 136.
- Rural Metro and the insurance company were contacted regarding paying the fire department fee. Rural Metro will respond but will bill the Homeowner or Association. The insurance company advised the Association would become a liability and almost uninsurable if they do not pay the fee.
- Bids were requested to prepare a Reserve Study.
- The Board discussed sending a letter to a rental management company reminding them of the rules regarding parking, trash etc.
- The Board discussed making changes to the Association documents to allow monitoring rentals and establishing a minimum time limit.
- The Board discussed requesting the gate system be computerized to make it easier to locate information and give them the ability to make long distance calls.
- The Newsletter was sent to all Homeowners.

#### **Unfinished Business**

- No Discussion

#### **New Business**

##### Lot 176 – 4061 E Via Del Buho – Garage Door

- The Homeowner advised the dents in the garage door have been there for a long time and doesn't understand why it is suddenly a problem. The Homeowner will have it repaired at some point.  
**Board members will inspect the garage doors to determine if the dents are a problem.**

##### Strategic Reserves Study Proposal

- The Board reviewed the Strategic Reserves study proposal.
- They discussed whether to pay the \$100.00 for the Association to be added as an additional insured on their insurance policy.
- Ms. Weber will try to obtain the second Reserve Study proposal by the next meeting.

As Brought Forward

- The Board discussed a letter regarding process servers not being allowed inside since it is private property. The Master Association will make this determination.

**Next Meeting**

- The Board Meeting is scheduled for March 21, 2011.

**Adjournment**

**With no further business to discuss, a motion to adjourn at 4:35 p.m. was made, seconded and passed unanimously.**

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