
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, January 12, 2021 at 4:00 PM
Zoom Virtual Meeting

Board: Present		Staff:	
X	Terry Davis , President	X	Donna Wood , Managing Agent
X	Jim Davis , Vice-President		
A	Sarah Frieden , Member at Large		Independent Contractor
			Joan Groom , Meeting Minutes
	Owners Present		
	Joyce Barkley		Stephanie Kirz
	William Falsgraf		Linda Head
	Ginny McCanse		Mary Risberg

I. Call to Order

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

II. Homeowner Input

- None

III. Minutes Approval

A motion was made and seconded (J Davis/T Davis) to approve the November 10, 2020 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Donna Wood*)

December 2020 Financials

Operating: \$ 45,600.33

Reserves: \$ 266,927.02

Assets: \$ 312,527.35

Income

YTD income is under budget by \$732.13, but it's covered through a payment plan with one owner.

Expenses

Administrative Expenses: Over budget by \$7380.04 for the master association dues. However, on budget YTD. YTD we were over budget by \$951.35 (\$899 for the unbudgeted reserve study costs, some higher than budgeted legal opinions and letters, Las Palomitas Homeowners Association).

Maintenance Expenses: Over budget by \$1,131.45. Butierrez Painting in painting some of the common area walls damaged from tree sap, and the requiring from our insurance risk assessment inspection for a fire extinguisher to be installed in the Ramada area.

Utilities: Under Budget by \$629.62 Electricity over budget by \$77.24. Gas is under budget by \$12.64. Water is under budget by \$451.98

Total Expenses: We are over budget for December by \$7,671.23 (mainly due to the payment of the Master Association dues).

Reserve Expenses: There were no Reserve Expenses for this quarter.

Transfer: Our annual transfer to reserves is \$79,000 Pool area:

V. Reports

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

Activities in Progress:

1. Working with Donna Wood to create a system to identify the needs of the community with regard to weekly landscape work. Stephanie had requested the contract with Southwest Grounds in order to clarify the scope of their work in Las Palomitas. We have developed a plan that would allow landscapers to include needed repairs and attention to areas they will be working in each Tuesday. The landscape committee will identify any needed work by Monday. Those repairs, issues etc. that need attention will be forwarded to Andrew and Chris of SWG on Monday. They can include these items in the work orders for the following day. Landscape committee has contacted Andrew with this idea, and he is eager to put it into practice.
2. Work has begun on the irrigation replacement on Verdemar.
3. Review of the contract for tree trimming. Landscape committee walked the community with the contract and suggested trimming. Committee members were concerned about the suggested work on many of the trees included in this contract. It is believed that we will do further damage to trees as a result of some extensive trimming recommendations on trees in the community. It is the belief that we need to get a certified arborist not associated with any company to look at a few of the trees slated for this extensive trimming and also to tell us why a few of our beautiful trees have died. In talking with Andrew of SWG, he suggested that perhaps a third opinion would also be beneficial.

Recommendations:

1. It is the recommendation of the landscape committee that we hire an independent, certified arborist to look at a sample of our trees to get at least one other opinion of what is advisable for the health of the trees.
2. It is the recommendation of the landscape committee that we postpone work on tree trimming until we are able to get the opinion of the certified arborist.
3. It is the recommendation of the landscape committee that we approve monies to hire a water truck to help some of our desert vegetation not currently being watered (particularly those in the common areas) survive this unusual drought.

Jim said they would arrange a meeting between the arborist and the Desert West so everyone is on the same page regarding tree trimming. Ginny has not yet heard back from the arborist, so Donna will explore options.

There is still confusion about what owners are responsible for and what the HOA is responsible for, so clarification is needed.

B. Management Report *(D. Wood)*

In 2020 we had an amazing amount of home sales in Las Palomitas – 15 homes sold

Escrow Date: 1/1/2020-12/31/2020

1/4/2021

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Aleah Anker	4045 E Via Del Mirillo	184	Robert J Sims	10/15/2020	10/1/2020
Alona Rudnitsky	3974 E Via Del Verdemar	126	Jennifer Saraullo	12/23/2020	12/14/2020
Andrew and Aki Travis	4061 E Via Del Vireo	146	Annie Hyun Jeong	4/27/2020	4/22/2020
Arka Chatterjee	4024 E Via Del Vireo	160	Zachary Baker	8/24/2020	8/20/2020
Arnold Friedman and Poornima Mukerji	4052 E Via Del Vireo	142	Zachary W. Dellheim	12/23/2020	12/11/2020
Jessica Alvarez	6053 N Placita Del Vireo	156	Bill Chambers & M. Berge	10/16/2020	10/9/2020
John and Mary Risberg	5954 N Via Del Chiquiri	166	Colleen Reid	5/14/2020	5/5/2020
John Rallis	5933 N Via Del Chiquiri	198	Thomas and Mary Rallis	10/9/2020	9/30/2020
Marc and Jubie Wolfe	4056 E Via Del Vireo	143	Denise Winsky	2/17/2020	2/12/2020
Marc and Jubie Wolfe	4041 E Via Del Vireo	150	Diane Snedden	3/16/2020	3/12/2020
Mary Ogden	4036 E Via Del Mirillo	168	John L. or Sally A. Adelus	12/2/2020	11/23/2020
Mary Taylor	3925 E Via Del Verdemar	110	Julie Garrison	1/15/2020	1/10/2020
Nanda Kishore Pullela and Kavitha Yaddanapudi	4074 E Via De La Tangara	133	Jonathan Mitchell	3/4/2020	2/27/2020
Peter and Ann Torrez	4048 E Via Del Mirillo	188	Nancy Woods French	8/7/2020	7/31/2020
Susan Reese	4057 E Via Del Vireo	147	James & Nancy	10/30/2020	10/19/2020

Pool area:

Lighting and electrical timers – When Las Palomitas was developed in the mid-1980s, they installed timers for every light in the pool area. I spoke to David Rishor of Light Sync who paid a service call because the lamp post light in the pool was not working. He suggested consolidating the timers into two main timers and having a battery backup. It would be some much easier to maintain. We are now using 6 different timers (illustrated in the proposal). We spoke about this in late November to get this updated.

2021 Tree Trimming

In February / March 2021 we will begin the tree trimming based on the approval for the tree maintenance program with Desert West tree trimming. This will include treating all mistletoe, other infestation, and fertilization.

Recently the Landscape Committee met with me and Terry Davis. We believe this will create an enhanced and more beautiful overall landscaping in Las Palomitas. This will be discussed in the landscape report (which will now be submitted for each board meeting).

RFID tags

We still do not have a date for the upgrade for switching the dove stickers to the RFID system. The "readers" have been installed at the gatehouses. Hopefully, in the next 30-45 days we will have an update. I spoke to the gatehouse about it on the first of January and they have not been trained yet! In the meantime, new members and owners will be given a dashboard pass to use until the new system is installed.

Sloped Path between Chiquiri and Mirillo

There have been comments about some issues on the sloped path between Chiquiri and Mirillo. I am working with the Landscape committee to find a safe way to create a safer pathway toward the gate.

New Insurance effective 11.19.2020

Information was sent out to all community members regarding the new insurance. This insurance adds coverage to include all improvements on all units (an upgrade from the "original specification" coverage only).

2021 Annual Meeting - Timeline

The notice for the Annual Meeting was emailed to all members. Nominations close on January 18th. Soon thereafter, we will send out the annual meeting information electronically and post on the website.

We will utilize a third-party electronic ballot company called "Election Buddy". The cost should not exceed \$89.00. This will create a large savings of a few hundred dollars and eliminate paper and postage costs.

The annual meeting is scheduled via Zoom for 2.16.2021

VI. Old Business

None

VII. New Business

- A. Lighting Control for Timers in Pool Area



A motion was made and seconded (J Davis/T. Davis) to approve Lite Sync to install timers to coordinate the lights at the pool area for \$1,349. Motion passed.

- B. Reserve Expenditure – Pool Deck resurfacing – time to schedule?

- This has been approved in the budget per the Reserve Study. Cost will be \$13,000 and pool will be closed for a week. Donna inquired what would be a good time to close the pool for a week and consensus was the latter part of April. Donna will request work be done in late April.

- C. Water Truck – Linda Head will research

- D. Arborist – Donna will research.

VIII. Next Meeting

Annual Meeting – February 16, 2021

IX. Adjournment

There being no further business, the meeting adjourned at 4:34 PM.

Las Palomitas Board Members	Phone	Email
Terry Davis, President	520-299-3814	tdavis@lpalhoa@gmail.com
Jim Davis, Vice President	520-306-7180	jdavhoa@aol.com
Sarah Frieden, Member at Large		Sarahfrieden11@gmail.com
Donna Wood, CMCA, AMS	520-298-2146	donna@pinehurstproperties.net