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**Las Palomitas Homeowners Association**  
**Annual Meeting Minutes**  
**Wednesday, February 16, 2022 at 6:00 PM**  
Via ZOOM

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<b>Board: Present</b>		<b>Staff:</b>	
<b>X</b>	<b>Terry Davis</b> , President	<b>X</b>	<b>Christy Johnson</b> , Managing Agent
<b>X</b>	<b>Jim Davis</b> , Vice-President		
<b>X</b>	<b>Stephanie Kirz</b> , Member at Large		<b>Independent Contractor</b>
<b>A</b>	<b>Pete Torrez</b> , Member at Large	<b>X</b>	<b>Joan Groom</b> , Meeting Minutes
	<b>Owners Present</b>		
X	Linda Head	X	Joyce Barkley
X	Tom Callum	X	Cjek
X	Monica Manning	X	Stephen Woodford

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**I. Call to Order and Welcome**

The meeting was to order at 6:03 p.m. after establishing a quorum with all members present. Terry introduced himself and Board members and thanked them for running for another year.

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**II. Approval of 2021 Annual Meeting Minutes**

**A motion was made and seconded (Manning/J Davis) to approve the 2021 Annual Meeting minutes. Motion passed.**

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**III. President's Remarks/State of Association (Terry Davis)**

- Terry welcomed Christy Johnson as new Managing Agent and thanked Donna Wood for her years of service to the Board.
- Thanks to Linda Head and her landscape committee. Landscape issues have been with us for years and they are getting addressed
- Financially we are doing well.
- Some owners have expressed some concern about the pepper trees that have been removed. Unfortunately, they were a hazard and had to go.
- We are fortunate to have parking places in our community. In prior years parking violations could be monitored by passes issued at the gate. But the new system doesn't use passes. Right now there doesn't seem to be an issue, but if owners see parking rules being violated, please contact Christy.

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**IV. 2021 Financial Report (Christy Johnson)**

**December 2021 Totals**

Current Assets	\$ 64,340.00
Reserve Assets	\$ 254,705.70
<b>TOTAL ASSETS</b>	<b>\$319,045.70</b>

- Admin under budget by \$10,827.
- Master Association paid in January rather than December due to bill arriving late.
- Maintenance under budget by \$716.
- Pool over budget by \$700 due to rising prices.
- Utilities under budget by \$6,127.
- Total expenses were \$245,645, \$17,670 under budget.

- Reserve over was over budget by \$4,072.

#### **V. 2022 Approved budget Presentation (Christy Johnson)**

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Income	\$330,300
Expenses	\$261,476.49
Net Operating Income	\$ 68,823.51
Reserve Expenses	\$ 123,571.00
Irrigation	\$ 62,000.00
Landscape entrance upgrade	\$ 22,000.00
Landscape Improvements	\$ 7,424.00
Pool & Spa	\$ 6,638.00
Tree Trimming & Removal	\$ 25,509.00

- There is no dues increase.
- Increases in Rural Metro Insurance, website, landscape & pool services, irrigation, utilities.
- Master Association dues increased by 10%.
- We transfer \$5,682 every month to the Reserve Account.
- Terry mentioned inflation is increasing so estimated outcome might be different than projected.
- Monica asked if 2022 budget could be sent to community.

#### **VI. Questions/Comments from Association Members (Owners)**

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- Monica: Regarding parking suggested taking photo showing license plate and area where car is parked.
- Linda Head reported project along Palomita is not completed. In April there will be grouted rip rap starting at our main entrance to just before main gate. It will help keep water and dirt off path and do some water retention in that area. We're going to try with pup plants to do design landscaping work in that area. The irrigation system is being totally replaced. You will see the Drip Doctor trucks around the community. We have confidence in them and our tree people. We had hoped for better circumstances with current landscaper, Sonoran, but they are not a well supervised group and wasted a lot of time. We interviewed 3 companies, including Arcadia, which feels they can do job with 3 man crew for \$383 a month. They do the landscaping for the Master Association. Our committee has taken the time to find good irrigation and tree people. The supervisor of Arcadia is the brother of the owner of our tree company. They will do minor repairs on the spot. When they can't manage, they call Drip Doctor. So we'll try them.
- Jim reported their business plan is targeting this area. They want surrounding HOAs as their customers.
- Terry remarked we have a million dollars invested in trees so we want to provide appropriate irrigation for them.

- Linda mentioned the beauty and shade the trees add to the community. Any tree will require some supplemental watering.
- Stephanie mentioned the issues the committee inherited, including a huge irrigation problem. Loss of pepper trees was a great loss. We are focusing on replacing trees and vegetation we can reintroduce. We thought we had good communication with the Soronan landscapers and then it fell apart. She thanked all on the committee.
- Monica mentioned the pepper trees have a life span of 25 years and we had them for 35 years. She offered a couple of agaves for planting.
- Tom Callum thanked the Board.

## **VII. Announcement of Election Results**

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29 homes voted

Jim Davis, Terry Davis, Pete Torrez and Stephanie Kirz were re-elected to the Board

## **VIII. Closing Remarks & Adjournment**

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**There being no further business, the meeting adjourned at 6:36 PM.**

## **IX. Organizational Meeting**

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By mutual agreement, the Board positions will remain the same.

President – Terry Davis

VP – Jim Davis

Member at Large – Pete Torrez

Member at Large – Stephanie Kirz

Time: 6:36 – 6:38 PM