
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, April 13, 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 Linda Head**
- X Toppo Burke**

Staff:

- X Donna Wood**, Managing Agent

Independent Contractor

- X Joan Groom**, Meeting Minutes

- X Joyce Barkley**

I. Call to Order

The meeting was called to order at 4:02 p.m. after establishing a quorum with all members present.

II. Homeowner Input

- Joyce was pleased with R.O. Tree Service. They were very helpful and did a good job with trees and around everything else.
- Toppo likes Zoom meetings. Her front yard desperately needs help. She has a gardener and will eventually need reference for gravel guy.

III. Minutes Approval

A motion was made and seconded (Torrez/J Davis) to approve the March 9, 2021 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Donna Wood*)**March 2021 Financials**

Operating: \$ 63,677.96
Reserves: \$ 274,077.54
Assets: \$ 337,755.50

Income

YTD income is under budget by \$525.13.

Expenses

Administrative Expenses: Last month they were under budget by \$3,100. This month they are **over budget by \$4,710.59** (because of the Rural Metro bill at \$7,003 and the insurance bill came in last month \$2,150), but these are budgeted numbers and balance out by year end.

Maintenance Expenses: Under budget by \$3,465.01. We are holding the SW Grounds invoice for the last month of \$3,444 (see Linda's report). **Our pool service fee went up due to increase in pool chlorine costs.** (In August 2020, [one of the largest chlorine manufacturing plants in North America was destroyed by Hurricane Laura](#), and it caught on fire. The implications of this disaster cannot be understated. Prior to this incident the demand on chlorine was already near an all-time high, thanks to the COVID-19 lockdowns. Sources in the industry estimate **the plant was responsible for at least one third (1/3) of trichlor production in the country.** Now, this

production will be taken offline for the foreseeable future. Other manufacturers can only produce chlorine at a finite rate, and while they are ramping up production, it will not make up for the loss. Trichlor prices have nearly doubled since August, and are expected to increase even more next year. Be prepared for this, because it's coming.

Imports from overseas

To fill the void, overseas manufacturers in Asia (primarily) will no doubt try to provide more trichlor to the U.S. market, but the prices will still be higher than normal and production can only increase so much before a plant reaches capacity. And thanks to COVID-19, chlorine plants were already at or near max capacity to begin with. To put this situation in perspective, the plant that burned down, according to Louisiana regulatory documents, produces about 115 million pounds of trichlor a year. It will be difficult to make that up.)

Utilities: Under budget by \$655.59. Our water costs have decreased significantly (over \$2,800 YTD).

Total Expenses: We are over budget YTD by \$11,245.

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

Transfer: Our monthly transfer is \$5,682.08.

V. Reports

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

Committee Report: Activities in Progress:

1. The landscape committee will be working with the Sonoran Oasis to make sure there will be a smooth transition and adequate communication between the company, the committee and Donna Wood.
2. Water bill may go up. One of the solutions SW Grounds had for leaks was to turn off the water to that section, so those sections had not been watered for a month or two. The bill will go up, but is offset by the water having been turned off. That applied to 3 or 4 different sections of community.
Work has begun by Drip Doctor to evaluate and repair our irrigation system. They are also removing old poly lines and emitters so that only operational emitters are visible. They are also burying the newer lines. We will begin looking at a "phase 2" of irrigation replacement over the next few months. They noted quite a few issues. Someone is taking notes and will diagram the system for us, so we will have a good jump on the irrigation. They have been tremendous. They have already given estimates on replacing sections. We can do them a couple at a time. We typically try to do the ones with the biggest issues first. We will come to the Board with requests for replacing sections. We'll see what happens to the lines this summer.
3. R.O. Tree Service and Landscaping has done the majority of the contracted work as outlined. They were also called in to remove a couple of downed tree branches and deal with a split mesquite branch. The committee will be reviewing additional tree work suggested by R.O. and Jackie Lyle for perhaps, some additional work, using funds already set aside for tree work. Of the \$42,000 budgeted for trees, we only used \$9,000. We might spend some on trimming dead branches. There are some trees that should have mistletoe reviewed. Next month we'll have a request.

4. The committee will be making plans to use a water truck this summer, if necessary, to supplement water to our non-irrigated vegetation. Sonoran Oasis is able to help us with this. They have been good about getting back to us.

Recommendations:

1. SW Grounds – committee is in agreement to withhold SW Grounds last month's payment for a variety of reasons, including not coming near to fulfilling their obligations. The work they did on the new section of irrigation has leaks and we discovered they had not sealed the connections with tape, which is common practice. Donna will give them 30 days' notice to repair the irrigation system or contact ROC.

B. Management Report (*D. Wood*)

DRC Submittal – Lot114 Jennifer Zehr

Little Lending Library submitted to the Master Association for their meeting on Thursday, April 29th. Karen Blaylock has added to their agenda.

Pool area:

Our Palo Verde tree fell in the pool area and hit a few roof tiles. For \$650, Gregg Brubaker cut up the tree to get it out of the way and then removed it the following Monday. We noticed from the snow in mid-March and our dry weather the Palo Verde trees are very brittle and are splitting, many times right through the trunk.

Even though there is some damage to the tile, there is no damage to the structural integrity of the roof of the Ramada. I had Dave Thompson of Tovar Roofing inspect the roof. He stated the age of the roof (both the Ramada and over the mailbox/restrooms) should be redone. I am not convinced. We are still on schedule to close the pool/spa area for the **week of April 19th**. We will drain the pool and spa to clear out all chemicalized water and take advantage and clean the tiles. The decks will be cleaned and resurfaced.

Pete inquired about going to a salt system. Pool service told Donna salt system would be hard on current equipment so we would need a different pool system and it wouldn't pay for itself. Two other communities looked into salt systems and decided against it.

2021 Tree Trimming

In reviewing the tree trimming proposals, as noted to the Board in late March, the committee recommended to remove ONLY the dead or dying trees and grind the stumps. The company selected was R.O. Landscape & Tree Service. They have been in service for several years and are a highly rated company. I believe the Landscape Committee will be reporting on their recommendation for Tree Maintenance & Improvement over the coming years.

Irrigation Triage

The Irrigation Committee will recommend the Drip Doctor for the overhaul of the irrigation system. In the immediate future, they are repairing leaks and cutting off old irrigation emitters (that should have been done in 2015).

Sonoran Oasis Landscape Company

The Landscape Committee and I met with Sonoran Oasis Landscape Company on March 30th. As stated, they will use the same rotation for landscape maintenance as SW Grounds and will also be on property on Tuesdays. They asked us to give them a complete rotation before any requests are made.

RFID tags

The RFID system is now up and running. The ABDi system which is replacing the CAPSure system is now up and running (Effective Monday, April 12th). I have attached the Go Live Letter and HOW TO USE Gate Access Instruction letter.

PPI Policy on Community Managers – Board Meetings

With the current state of affairs with the COVID 19 pandemic and the uncertainty it brings, until further notice, Community Managers will continue to facilitate Board Meetings for their communities through Zoom, conference call or other acceptable remote means of group collaboration.

With the uncertainty of the availability of government buildings, i.e. city halls, recreational center meeting rooms, libraries, schools and fire stations, we encourage participation for all members of every community through the use of Zoom. Zoom or other remote collaboration allows members to participate without regard to their geographical location.

Annual Meetings can be a venue that could be conducted in person (with the consent of each Board) and the availability of the venue.

Terry Davis mentioned for the benefit of the Landscape Committee that at a general meeting many years ago topic of responsibility of vegetation on front yards was discussed and the HOA is responsible. But because of increased dues to cover the cost, members voted against it. Policy was made to not replace anything that died unless the owner wanted to pay for it.

Stephanie requested committee research recommendations on how to spruce up front yards, including cost, especially for benefit of new owners. Donna previously sent reference for cost efficient gravel replenishment (between \$300-\$400).

Donna mentioned needing to update landscaping for new homeowners package.

VI. New Business

- A. RFID System & ABDi System
 - See Management Report above.
- B. Tree Trimming 2021
- C. Irrigation – Immediate Needs and Moving Forward

Pete complained about Waste Management deciding what is trash and what is recyclable and throwing items on the ground. Donna requested photos and truck number, if possible. Pete would like to research other vendors when contract is up. They need 3 months' notice.

VIII. Next Meeting

May 11, 2021

IX. Adjournment

There being no further business, the meeting adjourned at 4:47 PM.

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