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**Las Palomitas Homeowners Association**  
**Board Meeting Minutes**  
**Tuesday, March 14, 2023 at 4:00 PM**  
Zoom Virtual Meeting

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<b><i>Board: Present</i></b>		<b><i>Staff:</i></b>	
<b>X</b>	<b>Jim Davis</b> , President	<b>X</b>	<b>Christy Johnson</b> , Managing Agent
<b>X</b>	<b>Jennifer Zehr</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>X</b>	<b>Courtney King</b> , Member at Large		
	<b>Owners Present</b>		
X	Linda Head	X	Cristin Chapdelaine
X	Judith & Hans Klaudt		

**I. Call to Order**

The meeting was called to order at 4:01 PM. after establishing a quorum.

**II. Organizational Meeting to Appoint Board Members**

**A motion was made and seconded (Kirz/Zehr) to nominate Jim Davis as President. Motion passed.**

**A motion was made and seconded (Davis/Kirz) to nominate Jennifer Zehr as Vice President. Motion passed.**

Pete Torrez, Stephanie Kirz and Courtney King will be Members at Large.

**III. Homeowner Input**

Hans inquired about the status of landscaping, noting overgrown weeds. Linda responded landscapers are in the process of removing the weeds and they should be all cleaned up in a couple of weeks.

Judith put signs to not walk dogs if you don't pick up after them. Everyone approved.

**IV. Minutes Approval**

**A motion was made and seconded (Zehr/Davis) to approve the January 10, 2023 Board Meeting Minutes as presented. Motion passed.**

**V. Financial Report (*Christy Johnson*)**

**February 2023 Financials**

Operating:     \$ 62,605.71  
Reserves:       \$250,046.82  
**Assets:       \$312,652.53**

**A motion was made and seconded (Zehr/Kirz) to approve the February Financial Report. Motion passed.**

## **V. Reports**

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

The Landscape Committee submitted a report for the February Board Meeting, but it was not included in the meeting because that meeting was an annual meeting. We have revised that report to include information in the February Committee report and include additional details of our activities and meeting over the last month.

#### Activities in Progress:

1. Item 4 on the February report regarding the overall recommendations for landscaping for 2023. The committee now has figures for needed tree work (mistletoe removal, dead tree/branch removal and addressing clearance issues). In addition to needed tree work, we now have an estimate for the planting of 8 new trees in the community, on Mirillo, Buho and Vireo. In addition, we have the figures for the first section of common area cleanup.
2. With regard to common area cleanup and as reported last month, we received three bids for the first two common areas. The committee reviewed the bids for the first area. We talked with each of the companies and felt confident in all of them. We decided that we should give the contract to Gill Property Solutions our landscapers, even though they were not the lowest bid for two reasons: 1) they were comparable to the other two companies (bids were \$4,000, \$4,200 and \$4,500) and 2) we are confident in the work of Gill.
3. The committee is working on a plan to involve homeowners in revegetating and adding to front yards with our own plant pups. Because we needed to present a comprehensive plan for work in the community, we have not looked at this, but will return to it as quickly as we can.
4. The committee has worked on providing the Board with a list of our recommendations for landscaping for the year along with estimated costs. We are would like to present that now. According to Christy, the following funds earmarked for landscaping:

#### **From the reserve fund:**

Landscape improvements \$,7648  
Tree Trimming \$20,000

#### **From HOA Budgeted funds for 2023:**

Cleanup \$2,500  
Tree planting and removal \$1,000  
Tree trimming \$2,000

We are assuming that budgeted HOA funds are for necessary, unexpected work needed as a result of weather, etc. we will not include tree trimming and removal (\$3000) in the total of funds available for our recommendations. However, the proposal we present will cover the cleanup. We are including the \$2,500 allocated in this year's

budget along with reserve funds earmarked for landscaping. The total we have worked with is:

Landscape improvements (reserve): \$7,648  
Tree trimming (reserve): \$20,000  
Cleanup (HOA budget): \$2,500  
TOTAL: \$30,148

The committee would like to see those funds used in the following projects.

Tree trimming for removal of mistletoe, dead trees/branches and clearance (per priority 1 estimate from R.O. Trees): \$19,000

Planting of 8 new trees on Mirillo, Buho and Vireo (per estimate from R. O. Trees) and an estimate of cost to bring necessary irrigation lines to those trees) \$4,400 plus estimated \$600 add irrigation: \$5,000

The first common area cleanup: \$4,500.

We are revising what we had recommended in February to accommodate the estimates we subsequently received for tree work and will work with Gill to stay within this amount.

THE TOTAL FOR ALL WORK BEING RECOMMENDED: \$28,500

5. The issue of rhus lancea trees in our community became apparent to the committee as we evaluated our common areas for clean-up. Rhus lancea trees are not native to Arizona and are also called African Sumac because that is where they are from. When Las Palomitas was created, some of these trees were put in a few of the common areas near the mailboxes and on a couple of streets. This was probably done because they grow fast and don't need much water. They are now considered an invasive species in Arizona. They should never have been planted. They are also very big reproducers. Over the years many new sumacs have grown in our common areas all over the community. The reason Arizona considers them invasive is because they scatter and choke out and damage native vegetation including mesquites, palo verdes and acacias. Some of the volunteer trees in the community are now 20 feet tall, others are younger, new ones are growing up inside some of our shrub plants such as Texas rangers and other native shrub. When we do the clean outs we will take out all of the baby sumacs (and young sumacs, but the larger ones need to be removed by a tree company. The community is also concerned about what removing these larger trees will do to the shade of homes. We will be working on a plan and recommendations on how to proceed and tree replacement. This will most likely be a long range plan to minimize the impact and address the health of our native vegetation. To ignore the problem would eventually mean irreparable damage to our community. Please see the addition document regarding the problem which will include some photos.

Activities Completed:

The committee has reviewed all of the needed landscape work for the year and has provided the Board with our recommendations.

**Recommendations:**

The committee recommends that the Board approve the recommended tree work and clean out projects outlined above. This work falls within the monies allocated for landscaping in the current budget and reserve budget. Some of this work is urgent and must happen before summer especially the tree planting and trimming. Initially we felt that the common area in cycle 1 should be the focus in part to make sure our newly planted desert willow didn't get choked out or damaged by volunteer plants/trees. To try to use the money wisely, we felt that we could probably ask our landscapers to do a little work in that area as part of their cycle 1 work on a one time basis. This would allow us to identify the common area most in need of a cleanup, which could be in cycle 2, 3, or 4.

**A motion was made and seconded (Kirz/Zehr) to approve all Landscape Committee proposals. Motion passed.**

**B. Management Report (*C. Johnson*)**

February 2023 Financials

Operating: \$ 62,605.71

Reserves: \$250,046.82

**Assets: \$312,652.53**

**Income:**

Administrative Expenses: under budget by \$5,977.12. This is due to insurance being off-cycle. The premium was paid in January.

Maintenance Expenses: Our maintenance expenses are under budget by \$657.72.

Utilities: Utilities are under budget by \$193.42.

Total Expenses: Our total operating expense are \$6,828.26 under budget for February.

Reserve Expenses: None this month.

Transfer: Our monthly transfer is \$4,666.67.

**Misc**

Backflow covers – Gill can order them at a lower cost (\$20 each as opposed to \$100 each) and replace damaged covers.

Ramada roof repair was scheduled to begin Monday but has been delayed and should be completed by next week.

Spa pump repair/plumbing replacement is complete.

Christy will send cost for spa cover.

#### **VI. Old Business**

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Ramada Roof Repairs

- See Management Report

Spa Repair

- See Management Report

#### **VII. New Business**

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None

#### **VIII. Next Meeting**

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**Next Meeting April 11, 2023 at 4 PM via Zoom**

#### **IX. Adjournment**

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

<b>Las Palomitas Board Members</b>	<b>Phone</b>	<b>Email</b>
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