
Las Palomitas Association
Board Meeting Minutes
Tuesday, September 12, 2017

Pinehurst Properties, Inc., 7301 E 22nd Street, Tucson, AZ 85710

Board: Present

<u>X</u>	Cassandra Meynard , President <i>via phone</i>
<u>X</u>	Monica Manning , Vice President <i>via phone</i>
<u>N/A</u>	Ray Soule , Treasurer
<u>X</u>	James Wolf , Member at Large <i>via phone</i>
<u>N/A</u>	William Falsgraf , Member at Large
<u>X</u>	Terry Davis , Member at Large <i>via phone</i>

Staff:

<u>X</u>	Donna Wood , Managing Agent
<u>X</u>	Laurie Velger , Meeting Minutes

Homeowners:

No homeowners present.

- I. President Cassandra Meynard called the meeting to order at 4:01 PM. Four out of six Board Members were all present via telephone, constituting a quorum.**
- II. Homeowner Input**
None, as no homeowners were present.
- III. Approval of Minutes**
- **A motion was made and seconded (Manning/Davis) to approve the May 9, 2017 Meeting Minutes. All approve. Motion passes.**
- IV. Financial Report** (Donna Wood for Ray Soule)
August 2017 Financials:
- | | |
|-------------------|---------------------|
| Operating Account | \$ 46,661.94 |
| Reserve Account | <u>\$ 90,988.54</u> |
| Total Assets | \$137,650.48 |
- A. Budget Comp Report: our overall YTD Administrative Expenses are over budget by \$1,521, mainly due to legal expenses incurred to complete the painting project.
- B. Maintenance is under budget by \$6,064.99 and Utilities are under budget by \$1,344.48. Our Operating Income is running under budget YTD by \$5,499.
- C. Total Expenses are under budget by \$5,887.59.
- D. Reserves: In August, \$6,059 was transferred into Reserves. \$42,413 has been transferred YTD.
- E. Reserve Expenses are \$10,921 over budget YTD, due to completing the tree trimming throughout the community. We originally budgeted \$13,000 but actually spent \$26,805. This work has had a favorable impact on residents and also a positive impact on potential liability issues during monsoon storms, winds, and micro bursts. Both the painting and tree trimming made a nice impact on everyone.
- F. Budget Comparison Report, Page 2, Special Assessment for Painting: The numbers are off because painting started in 2016, but reflects only what was received and paid out in 2017. \$279,000 was received from homeowners, and \$281,160 was paid out.
- **A motion was made and seconded (Davis/Manning) to approve the August 31, 2017 Financials as presented. All approve. Motion passes.**

V. Reports

A. Master Association Report (Monica Manning)

March 21st LPPOA Board Meeting:

The LPPOA Board has not met since the meeting in May, 2017. No Minutes. The next meeting will be held on Tuesday, September 19, 2017 at 10:00 AM.

Geoff Obral is the new Master Association Community Manager. He previously worked for the Paul Ash Management Company.

B. Design Review Committee (DRC) Report (James Wolf)

The meeting was cancelled and has not yet been rescheduled.

C. Management Report (Donna Wood)

New Homeowners: There are four new homeowners:

Lot 193, 5932 N. Via Del Chiquiri: Chad and Breanna Lesson

Lot 121, 3934 E. Via Del Verdemar: Jason T. and Bonnie L. Hurwitz

Lot 168, 4036 E. Via Del Mirillo: John L. or Sally A. Adelus

Lot 142, 4052 E. Via Del Vireo: Zachary W. Dellheim

Homes in Escrow:

6060 N Via Del Verdemar: Leonard & Antonia Marks

4032 E Via Del Mirillo: Christopher Chen

Financials: Already discussed.

Pool Area: In June, we had some issues with chemical balancing with high phosphate levels. A few people stated that the pool was starting to look green. This is caused by either high usage or kids peeing in the pool. It can also be caused by landscape debris (but we really don't have that issue). It was put back in balance. In July, the spa heater was down, as it was having a high limit switch issue. Davey's Pool Service repaired it. It was noticed in July that the umbrella closest to the pool entry was broken. Donna has taken this umbrella to the Pinehurst office hoping to get it repaired, but the rib that broke is not replaceable. We still have one umbrella that is operational. We may want to order two umbrellas for 2018. Rough cost is about \$120 each. Donna will attempt to match the color of the new umbrella or put this item in the 2018 budget. Vice President Manning reported that the orange color no longer applies, and suggested finding two more umbrellas compatible with the new color palate. The other umbrella can be kept as a backup.

Tree Work Completed for 2017: Arizona Tree & Landscape Service was really great to work with; albeit it was slow as they were consistently down one crew or had equipment issues. The trees look healthy and happy. We will still want to address the pepper trees along the entrance, and the Master Association is considering working on these trees.

Painting Update: All houses are painted in Las Palomitas! This project was completed in less than 13 months; 26 days over the projected completion date.

Reserve Study: Ray and Donna communicated the changes to the DRAFT Reserve study to Rob Petrisian in July. Donna has given Ray a FIRST DRAFT of the 2018 Budget and will discuss this with him after his trip. We will then distribute a final DRAFT 2018 Budget for review by the Board at the October meeting.

Landscaping: Some intense storms caused serious erosion issues in several areas in Las Palomitas. The landscape company came out and sand had to be shoveled off the road in the northern part of the community. Donna suggests that these issues be addressed before the next monsoon season and incorporated in the landscaping budget for 2018.

Miscellaneous Issues:

Insurance: In reviewing our insurance coverage with the CAU rep, Donna found that we have excess fidelity coverage (usually calculated at 3 months of dues plus the Reserves totals. We currently have the Traveler's Umbrella Policy for the Fidelity). If we increase our Fidelity on our standard policy to \$170,000 (versus at \$150,000), then we could possibly drop the Fidelity part of the Umbrella. Donna will make certain we have adequate coverage before any changes are made.

Updates to the Rules & Regulations: Donna will have updated wording at the October meeting regarding non-reflective film on windows and Parking Rules.

Public Records Request: On August 3rd, there was a sheriff's vehicle and an unmarked police vehicle in Las Palomitas between Tangara and Mirillo. They were searching a small Honda car with a La Paloma sticker. Donna approached the officer and gave him her card. He stated they were not able to disclose the details of their work, but they have been doing a long-term undercover investigation of two subjects who were in the car earlier that day and were arrested. One went to jail and the other went to prison (no details). Their investigation was subject to issues happening at the La Paloma Country Club. Donna subsequently went to the Police Department to request a copy of the records. However, these records will not be released at this time because the investigation is ongoing and the case is still open. Donna will keep tabs on this.

New Master Association Community Manager:

Pierre Renault, the Community Association Manager for La Paloma, will be retiring this month. The new manager will be:

Geoff Obral (who was recruited from the Paul Ash Company)

Mobile: 520-833-7226

Email: gobral@cadden.com

Street Sweeping: President Meynard brought up the previously discussed but never resolved issue of street sweeping, stating that she recently saw landscapers in the community using a blower. Do we want to hire a street sweeper? Donna said our street problems are serious enough to require landscape modifications that will involve riprap rock. Since we are now on the back side of the monsoons, Donna would like to table this issue until next spring. We can do landscape modifications in the spring and then revisit this issue in the summer.

VI. Old Business

A. Changing CC&Rs Regarding Painting.

Discussion ensued regarding when to send out information but this issue has not yet been resolved.

VII. New Business

A. 2018 Budget Planning Incorporating Updated Reserve Study

- a. Draft for October Meeting –
Ray will handle this.

B. Updating Rules & Regulations

- a. Update Parking Rules – Clearer wording will be presented at the October meeting
Vice President Manning requested a language change. Our rules pertain to a “parking permit” but there is actually no parking permit but a “gate pass.” The rules need to be changed to not reference a “parking permit” that does not exist. Jim suggested that wording is also needed in special circumstances regarding long-term parking and guests. Donna will have a draft at the October meeting.
- b. Update Reflective/Non-Reflective Window Film –
A DRAFT will be presented at the October Meeting.

C. Updates to AZ Revised Statutes – effective August 9th, 2017

The Board must now indicate why we are going into Executive Session. Wording at bottom of this month’s Agenda now conforms to the wording that went into effect on August 9th, 2017. Also, there must now be a signature line on the ballot envelopes, or these ballots could be rendered null and void. The Open Meeting Law allows the audio taping and video taping of board meetings. And for any annual or special meetings, we must state the reason why the meeting was called.

VIII. Next Meeting

- A. The next Board meeting will be held on Tuesday, October 10th, 2017 at 4:00 PM at the Catalina Foothills Church.**

IX. Adjournment

There being no further items of business, a motion was made and seconded (Manning/Davis) to adjourn the meeting. All approve. Motion passes. The meeting ended at 4:29 PM.

Las Palomitas Board Members	Phone	Email
Cassandra Meynard , President	520-979-5014	c.meynard@yahoo.com
Monica Manning , Vice President	520-638-5514	mmanning@umn.edu
Raymond Soule , Secretary/Treasurer	520-615-5232	ray@hootcreek.com
William Falsgraf , President	520-615-3189	wwfalsgraf@gmail.com
James Wolf , Member at Large	703-898-7476	gpawolf87@aol.com
Terry Davis , Member at Large	520-299-3814	davisdt@telus.net
Donna Wood , CMCA, AMS	520-298-2146	donna@pinehurstproperties.net