
8

Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, September 12, 2023 at 4:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Jim Davis , President	X	Sarah Kiernan , Managing Agent
X	Jennifer Zehr , Vice-President	X	Jiovanna Villanueva , Pinehurst
X	Stephanie Kirz , Member at Large		
X	Pete Torrez , Member at Large	X	Independent Contractor
A	Courtney King , Member at Large		Joan Groom , Meeting Minutes
	Owners Present		
X	Linda Head	X	Mary Risberg
X	Karley Schneider	X	Richard Mills

I. Call to Order

The meeting was called to order at 4:04 PM. after establishing a quorum. Jim welcomed everyone back after the summer.

II. Homeowner Input

None

IV. Minutes Approval

A motion was made and seconded (Davis/Zehr) to approve the May 9, 2023 Board Meeting Minutes as presented. Motion passed.

V. Financial Report *(Sarah Kiernan)*

August 2023 Financials

Operating: \$ 33,346.72
Reserves: \$251,816.88
Assets: \$285,163.60

Income Dues: under budget YTD by \$3,348.

Administrative Expenses: Under budget by \$67.35.

Maintenance Expenses: Over budget YTD by \$27,971.91 due to storm damage cleanup, which will be offset by insurance reimbursement. We have received a total reimbursement of \$35,405 and are expected to receive an additional \$5,843.61. These payments will be reflected in the October financials.

Utilities: Utilities are over budget by \$630.68.

Total Expenses: Our total operating expenses are \$29,448.38 over budget YTD.

Reserve Expenses: We are under budget \$22,122.21 YTD.

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

V. Reports

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

Activities in Progress:

1. Storm damage work was carried out by Gill Property Solutions, Drip Doctor and R. O. Landscape & Tree Service. It took approximately six weeks to remove the debris, tree limbs and root balls. It appears that the clean-up is complete. As a part of our insurance claim, monies were available for tree replacement. Twelve trees went down. Ten of those trees were in HOA owned common areas. Two of the trees were in properties owned by homeowners, but managed by our HOA. In one case, the homeowner does not want another tree. In the other instance, there really is no place for a new tree due to other trees in the yard.
2. As a part of the storm damage recovery, the Landscape Committee mapped the downed trees and reviewed those areas for new trees. In two cases, mesquite trees that came down were very close to homes and significant roots anchoring the trees had been severed to protect the homes. In looking at tree replacement, the committee is taking into account where the trees went down and what kind of tree would best be suited for replacement. There are other cases where trees were crowded, replacements will be made in needed and/or more appropriate places. As a priority for other locations, priority was given to common areas where the committee will recommend removing rhus lancea trees. This comprises the recommended the replacement of 11 of the 12 trees that went down. This might be a stretch, but perhaps technically acceptable, tree #12 could be a Joshua tree placed at the north side of the entrance to replace the beautiful agave that died last year. The area is in desperate need of interest.
3. The committee discussed moving forward with the approved tree adding on Mirillillo, Buho and Vireo. In light of the extensive storm damage and tree loss, the committee would like to put the tree adding project on hold to focus on tree replacement.

Activities Completed:

1. First common area clean-up was accomplished with a good amount of rhus lancea foliage going to feed the elephants at the zoo.
2. Storm damage work is complete.

Recommendations:

The committee recommends damage tree replacement be approved so that the work can be done in October of this year. Twelve trees went down and we have a proposal from R. O. Landscape and Trees for \$7,200.00 for the project. We would like to recommend that we be able to replace as many trees as possible with the monies received from our insurance claim for that purpose. The committee will adjust which trees get replaced or relocated based on insurance monies received for that purpose.

A motion was made and seconded (Davis/Zehr) to approve proposal of R.O. Landscape and Trees to replace 12 trees for \$7,200. Motion approved.

Management Report (*Sara Kiernan*)

In Escrow

Escrow Date: 5/1/2023-8/31/2023

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Michael Norvell & Tricia Swenson	4045 E Via Del Mirillo	184	Aleah Anker	5/31/2023	5/24/2023

Pool Area

We have had miscellaneous issues with our pool. The lights were not coming on at night, someone had painted over the photocell. The following items were repaired: gate, spa railing, equipment holders, outlets and roof photocell. One umbrella is still needed at the pool.

Insurance Reimbursement

Tree removal on side of property: \$4,100
Delivery/landfill/cleanup: \$662.53
Drip Doctor (repair drip irrigation from tree due to storm): \$195
Drip Doctor (repair irrigation caused from trees due to storm damage): \$525
Liberty Disposal (30 yrd rollout): \$360.63
Mesquite tree east side, dump fees and stump grinding: \$2,750
Additional tree and root ball removal x3, 45-ton crane with operator: \$5,650
Emergency tree removal: \$24,805
Tree replacement: \$7,200 (doesn't include irrigation)

Total cost of damages	\$46,248.16
Insurance deductible	\$ 5,000.00
Total insurance reimbursement	\$41,248.16

Sarah reported we are \$2,200 ahead against what we put out as the \$7,200 tree replacement is included in insurance reimbursements.

VI. Old Business

A. Pack Rats

Mr. Pack Rat - \$5,510 for common areas. Contractor wants to do initial cleanout and then have a maintenance contract. Jim prefers to spend the money on cleanout, which will help with the packrats.

B. Pool Furniture

Sarah received complaints about the pool furniture as some people don't like it, but she feels the structure and design are very manageable. We do need one new pool umbrella.

VII. New Business

A. Reserve Study Approval

Jim explained study is a projection on what expenses will be over the next several years so we can budget properly. Board expressed satisfaction with the report.

Sarah mentioned prices submitted in the study rose about 8%, but costs have gone up 15%. She recommends asking that prices in study add at least 3% to the current estimates.

A motion was made and seconded (Davis/Zehr) to approve the Reserve Study with a 3% increase in cost projections. Motion approved.

B. Revision of Parking Rules

Jennifer reported revised rules need to be reviewed by the attorney to assure we are legally in compliance.

A motion was made and seconded (Zehr/Davis) to submit Parking Rules Revisions to attorney for approval. Motion approved.

C. Pool Ramada Bids

A motion was made and seconded (Davis/Zehr) to approve Duke Cosmetics proposal to replace ramada cabinets for \$965. Motion approved.

VIII. Next Meeting

Next Meeting October 10, 2023 at 4 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (Zehr/Torrez) to adjourn the meeting 4:39 PM.

Las Palomitas Board Members	Phone	Email
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