

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting  
July 18, 2011

**Present:** Terry Davis (via phone), Larry Westberg (via phone), and Bill Falsgraf (via phone).  
Also present was Kolleen Weber with Lewis Management Resources, Inc.

**Absent:** Ray Soule and Gloria DeVore.

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order at 3:05 p.m.

### **Homeowner Concerns**

- No Discussion

### **Approval of Minutes**

A motion to approve the April 18, 2011 meeting minutes as written was made by Bill Falsgraf, seconded by Terry Davis and passed with a unanimous vote.

### **Financial Report**

- The April and May, 2011 financials were included in the Board packet.
- The Board discussed the CD that matured on April 28, 2011.  
The Board requested that Ms. Weber determine if the CD was reinvested.
- Delinquencies were discussed.  
A motion to accept the April 30, 2011 and May 31, 2011 financials as presented was made by Larry Westberg, seconded by Bill Falsgraf and passed with a unanimous vote.

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- The landscapers will be requested to trim the tree at the entrance to Ray Soule's home.

### **Management Report**

- A written report was included in the Board packet.
- The Homeowners that purchased 3901 E Via Del Verdemar are making arrangements with Hubbard Painting to have the home painted. Hubbard Painting will bill the Association since this project was part of the Special Assessment.
- The landscapers are charging for the irrigation repairs.
- The water was turned on Verdemar requiring the landscapers to replace the valve and timer batteries.
- The landscapers are investigating a leak at Chiquiri and Verdemar.
- A proposal to replace the irrigation system in sections was provided for review.
- Carol Cowan is requesting that the tree on neighboring property be removed since the roots are causing damage.

A motion to approve the bid from the Groundskeeper to remove the tree at 4074 E Via de la Tangara was made Bill Falsgraf, seconded by Larry Westberg and passed with a unanimous vote.

- The preliminary 2012 Budget was provided for the Board to review. All known increases were incorporated into the draft.
- LMR presented a \$100.00 gift certificate to the Board to be used toward any services they provide. The Board requested it be applied toward the management fee.

#### Violation Report

- A violation report was included in the Board packet for review.

#### **Unfinished Business**

- No Discussion

#### **New Business**

##### Irrigation Line Proposal – Front Yards

- A proposal to replace the irrigation lines in the front yards was provided for review.
- The Board discussed notifying Homeowners that the installation of the new irrigation lines could cost \$500.00 if they have to install a line under the driveway.
- The Board discussed investigating changing to a xeriscape landscaping.  
The Board requested that Ms. Weber obtain bids to change to a xeriscape landscaping.

##### Tree Removal Proposals – 4074 E Via De La Tangara

- Discussed earlier in the meeting.

##### 2012 Preliminary Budget

- Discussed earlier in the meeting.

##### Plants at Pool Area

- The landscapers will be requested to remove the plants from the pool area.

#### **Next Meeting**

- The next Board meeting is scheduled for October 17, 2011.

#### **Adjournment**

With no further business to discuss, a motion to adjourn at 3:35 p.m. was made, seconded and passed unanimously.