

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

April 21, 2014

Present: Bill Falsgraf, Ray Soule, Terry Davis, Gloria DeVore, Monica Manning and Larry Westberg. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: All Present

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:10 p.m.

Homeowner Concerns

- No Discussion

Hearings

- No Hearings

Approval of Minutes

A motion to approve the March 17, 2014 Board Meeting minutes as written, was made Terry Davis, seconded by Monica Manning and passed with a unanimous vote.

Financial Report

- The March 31, 2014 financials were reviewed with those present.
- Budget variances were reviewed.
- Delinquencies were discussed.
- The Rural Metro charge covers all homes in the Association.
- The Board discussed the Brown Law Group report and advised the property address lot 141, 4048 E Via Del Vireo for the lien is wrong.

Ms. Weber was requested to verify that the Brown Law Group filed the lien on the correct property.

- The Board discussed increased water usage and irrigation leaks.
- The bathroom light shutoff needs to be inspected; it is staying on all the time. The men's room light seems to be working properly.
- The Board discussed pool plaster that is peeling off.

Ms. Weber was requested to contact Classic Pools to inspect the pool plaster.

A motion to approve the March 31, 2014 financials was made by Larry Westberg, seconded by Terry Davis and passed with a unanimous vote.

Committee Reports

ARC

- No Report

Landscaping

- The landscapers changed the timer battery in the irrigation box so the pool area is being watered regularly.

Management Report

- A written report was included in the Board packet.
- The communication letter was mailed to all Homeowners.
- The Board discussed the low spot in the road at Lot 143, 4056 E Via Del Vireo. The paving company will be contacted to look at this area again.

Violation Report

- A violation report was included in the Board packet for review.
- The Board discussed lot 196, 5917 N Via Del Chiquiri that has been working on tiling the roof for the last six months.

Ms. Weber was requested to issue a reminder letter to the Homeowner.

Unfinished Business

Who to Contact – Bulletin Board Notice

- The “Who to Contact” flyer was provided for review.
The Board approved the flyer to be posted on the bulletin board.

New Business

Main Community Entrance

- The Board discussed obtaining proposals to update the lighting and appearance of the entrance. The proposal could be presented at the next Annual Meeting.
- They also discussed replacing the irrigation system before committing to updating the main entrance.
- The Board discussed the installation of a speed hump to slow traffic.

Globe Light Fixture Replacement

- The Board discussed changing the light fixtures for a more updated look.

Master DRC Representative

- The Board discussed a Master DRC representative.
A motion to authorize Ms. Weber to contact the Association Attorney to determine if the Association or the Master Association has the authority to appoint the Las Palomitas DRC representative was made by Larry Westberg, seconded by Ray Soule and passed with a unanimous vote.

Agenda

- The Board discussed posting the agenda on the website.
- Homeowners that have subscribed to notification by email will receive notice when the agenda is posted.
- The Board also discussed trying to make the website user friendly.

Next Meeting

➤ July 21, 2014 – Board Meeting

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 4:00 p.m. was made by Larry Westberg, seconded by Terry Davis and passed unanimously.

Submitted by:

Kolleen Weber, CAAM, CMCA

Association Manager

For Las Palomas Homeowners Association