
Las Palomitas Association
Meeting Minutes
Board Meeting October 11, 2016
Catalina Foothills Church, 2150 Orange Grove Rd Rm 401-3

Board: Present

<u>X</u>	William Falsgraf , President
<u>X</u>	Monica Manning , Vice President
<u>X</u>	Ray Soule , Treasurer
<u>X</u>	James Wolf , Member at Large
<u>X</u>	Terry Davis , Member at Large
<u> </u>	Cassandra Meynard , Not in attendance

Staff:

<u>X</u>	Donna Wood , Managing Agent
<u>X</u>	Trudy Rahn , HOA Administrator
<u>X</u>	Angie Edwards , Accounting Manager

Audience:

<u>X</u>	Yoon Lee, Lot 130
<u>X</u>	Joyce Barkley, Lot 131
<u>X</u>	Jim Davis, Lot 122

I. A Quorum was established and the meeting was called to order by Las Palomitas Board President, Bill Falsgraf at 4:05 pm.

A motion is made and seconded (Manning/Soule) to table until the next board meeting two items on the agenda: New Business, Section D: Special Meeting and Section E: Teleconferencing. Motion passes.

II. Approval of Minutes

A motion was made and seconded (Manning/Davis) to approve the September 13, 2016 Meeting Minutes as presented. Motion passed.

III. President's Report (Bill Falsgraf)

Call to audience members. Audience members have no items of business.

IV. Financial Report (Ray Soule)

A motion was made and seconded (Soule/Manning) to approve financials for the months of April, May, June, July and August 2016. Unanimous vote. Motion passes.

September 2016 Financials:

Operating Account	\$ 81,941.51
Reserve Account	\$ 77,375.79
Total Assets	\$159,317.30

A motion is made and seconded (Soule/Manning) to approve the September 2016 Financials. All approve. Motion Passes.

V. Reports

DRC Submittals (Jim Wolf)

Lot 183, approved to plant and to install gutters. No other ARC submittals at this time.

Pinehurst Educational Forum (Monica Manning)

The Forum hosted by Pinehurst Properties was very informative. Arizona Statutes were covered by attorney Carolyn Goldschmidt. Points covered by the attorney were that enforcement must be reasonable. Action must be taken within four years. CC&Rs are a contract and the board must uphold them. Bylaws may need to be updated to reflect newest legislation. Gary Porter was a CPA who spoke about the importance of a reserve study. It was a good experience to meet other board members from neighboring communities.

Management Report (Donna Wood)

One new change of ownership, Mary Falstad 4065 E. Via del Vireo
Would recommend another opinion from a pool company on the pool heater and why it continues to need repairs.

New janitorial company will save the association \$60 per month and give a more comprehensive cleaning to the pool/spa area.

Waste Management has amended the association trash/recycling contract to reflect average usage. This will save the association \$6,000 per year.

Landscaping is needed along the East facing wall inside the pool area. The cost for AAA Landscaping to install the new plants is \$717. Landscape rock is not included in this amount.

A motion is made and seconded (Manning / Soule) to approve the installation of plants along the East wall inside the pool area.

Lot 127, Tree in common area has a root growing under the wall of the yard. The cost to remove the tree and repair the wall is \$900.

A motion is made and seconded (Manning / Soule) to approve the removal and repairs. Motion passes.

Painting Project is going very well. 43 homeowners have paid for painting. 28 homes have been completed.

VI. New Business

A. New Parking Rules

Draft of Parking Rules is reviewed. No parking on street or driveway is a Master Association rule.

A motion is made and seconded (Soule/Manning) to approve the Parking rules with the following correction: "Exceptions need the approval of the President of the HOA." All approve. Motion Passes.

B. Updated Rules & Regulations

Draft of Rules & Regulations is reviewed. Board members reviewed the entire document, indicating their appreciation for the work involved. They suggested a few corrections or changes.

A motion is made and seconded (Soule / Manning) to approve Rules & Regulations as corrected. All approve. Motion passes.

C. Landscape Oversight

Donna Wood would like to have residents volunteer to be on a Landscape Committee.

A volunteer to go to the Master Association meeting and report to the board is also suggested.

VII. Next Meeting

The next association meeting will be Tuesday, November 15th at 4:00 PM.

VIII. Adjournment

There being no further items of business, the Board adjourned the meeting at 6:11 p.m.

Las Palomitas Board Members	Phone	Email
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