

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting
May 17, 2010

Present: John Twomey, Jennifer Zehr and Stephanie Kirz. Present by telephone were Larry Westberg, Bill Falsgraf and Terry Davis. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Gloria DeVore

Homeowner Present: Sandra Brown

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:00 p.m.

Determine Quorum

- Quorum was attained with three Board members present and three Board members by telephone.

Homeowner Concerns

- House at the south end of Verdemar has ladders and paint outside of house.

Approval of Minutes of April 19, 2010

A motion to approve the April 19, 2010 meeting minutes with corrections was made by Stephanie Kirz, seconded by Jennifer Zehr and passed with a unanimous vote.

Financial Report – Jennifer Zehr

- The April 2010 financials were reviewed. July 2010 another CD will be added in keeping with the CD ladder previously set up.

A motion to approve the April 2010 financial reports as presented was made by Stephanie Kirz, seconded by Bill Falsgraf and passed with a unanimous vote.

- Lot 119 – discussed the collection process.

Committee Reports

ARC

- No Report

Landscaping – John Twomey

- Irrigation – pressure reducing valves are all working.
- Tree trimming – trimming is close to being completed by the landscapers.
- The Groundskeeper did a good job removing the mistletoe.

The Board asked Ms. Weber to send a letter to The Groundskeeper for their good job and clean up from the Board.

Communication

- Summer Newsletter – will be completed by the end of May.

Pool/Spa

- Decking – waiting until winter to redo the pool and spa decking. The pool and spa can be closed without affecting usage. The cracks will be filled in silicone and painted until the deck being redone in the winter.
- Spa – the motor is working correctly.

Violation Report

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

Management Report

- A written report was included in the Board packet and reviewed.

Unfinished Business

- Pool cool decking – proposals will need to include the warranty and scope of work.
- Trash – containers are available for trash and recycle, wait until the fall when all residents are back for the winter before having containers delivered.
- Red Card Alert – present a quote for printing and putting a magnet on back of card at the next Board meeting.

New Business

- Parking – a truck with the license plate ‘Missy’ has been parking in the guest parking. The house been sold and the owners will be moving in August 2010.
Larry Westberg will contact the homeowners regarding the truck. .
- Stephanie Kirz truck will be parking in guest parking temporarily.

Adjournment

With no further business to discuss, a motion to adjourn at 3:55 p.m. was made by Larry Westberg, seconded by Stephanie Kirz and passed with a unanimous vote.

Respectfully Submitted,
Kolleen K Weber, CMCA
Community Association Manager
For Las Palomitas Homeowners Association