

# **Las Palomitas Homeowners Association**

## **Board of Directors Meeting**

**April 18, 2016**

**Present:** Monica Manning, Bill Falsgraf, Terry Davis, Ray Soule and Jim Wolf via phone.  
Also present was Mandi Bates with Associa Arizona.

**Absent:** Cassandra Meynard

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order by Board President, Bill Falsgraf at 3:02pm.

### **Homeowner Concerns**

- No Discussion

### **Hearings**

- No Hearings

### **Approval of Minutes**

- The Board reviewed the March 21, 2016 Board Meeting Minutes.

**A motion to approve the March 21, 2016 Board Meeting Minutes as amended, was made by Ray Soule, seconded by Terry Davis and passed with a unanimous vote.**

### **Financial Report**

- The March 2016 financials were reviewed with the board.
- Electric service was over budget.
- The Board Treasurer requested Ms. Bates send him the amount of money in the Reserves.
- The financials show a \$6,000 negative variance due to an invoice from 2015 being paid in 2016. This should have been accrued in 2015.

**A motion to approve the March 2016 financials was made by Ray Soule, seconded by Monica Manning and passed with a unanimous vote.**

### **ARC Violations**

- The Board discussed the current violations.

### **Management Report**

- The Management Report was given.
- The board packets are still not being titled uniformly when emailed.
- As bids come in from Dunn Edwards, they will be forwarded to the board.

### **Unfinished Business**

#### **Annual Meeting Write-ins**

- The HOA attorney was asked if write-ins were mandatory and he stated that they are not however, nominations from the floor would not be allowed either.

**A motion to approve no longer allowing write-ins or nominations from the floor was made by Monica Manning, seconded by Terry Davis and passed with a unanimous vote.**

#### Replacement of Pepper Trees

- AAA and 3R Landscape submitted bids to remove and replace the Pepper trees with 12 other trees.

**Ms. Bates was requested to ask 3R Landscape if they would remove one Pepper tree a month and plant a new one in its place without charging additional fees for the removal and replacement of the tree.**

#### Exterior Painting Project – Status Update

- Dunn Edwards completed a walk through with several paint companies.
- The requirements for bidding were explained along with materials, timeframe for bidding and where to submit bids.
- Jerry Hubbard is interested in bidding on the job.
- The board discussed using more than one vendor to complete the painting.
- The board discussed using Jerry Hubbard to complete the common area painting.

**Ms. Bates was requested to contact Jerry Hubbard and ask if he would bid on the common areas including the entrance and street signs.**

**Ms. Bates will provide the bids to the board and Donna White with Pinehurst Properties.**

- Bill Falsgraf will draft a letter to be sent to the homeowners.
- Homeowners will be required to pay before painting will commence.
- The board will meet with Tracey Stark to ask questions.
- The board discussed asking two or three vendors to agree on the same price and have them all complete painting.
- The board could require payment before a paint color is chosen as an incentive.

#### Plantings Bid – 3966 E. Via del Verdemar

- Bids from AAA and 3R Landscape were submitted and reviewed.
- Tombstone Roses are not listed on the approved plant list.
- Ms. Bates will work with the landscaper to plant an approved plant.

**A motion to approve the bid submitted by AAA Landscape in the amount of \$975 with Tombstone Roses being replaced with an approved plant, was made by Ray Soule, seconded by Terry Davis and passed with a unanimous vote.**

#### Plantings Bid – 5941 N. Via Del Chiquiri

- A bid submitted by 3R Landscape included replacing a 15 gallon Mexican Fence Post and three 1 gallon Lantana.
- The Mexican Fence Post is not on the approved or denied plant list.
- Ms. Bates stated that the Board may add to the approved plant list but cannot be less restrictive than the Master Board.
- Ms. Bates also stated that the attorney stated that the best way to add a plant to the approved plant list would be to request an ARC form and take official action to approve it, then add it to the list.

**Ms. Bates was requested to check the Master Board's approved and denied plant lists. If the plant is not on the approved list, he will need to choose another plant on the approved list.**

#### New Business

##### Driveway Repair Bids – 4032 N. Via Del Vireo

- The board reviewed bids submitted by 3R Landscape and Construction with Quality to remove and replace a concrete slab in the driveway and part of the walkway due to tree roots lifting the slabs.

**A motion to approve the bid submitted by Construction with Quality for \$1,758.00 was made by Monica Manning, seconded by Ray Soule and passed with a unanimous vote.**

- The board discussed not having the vendor go through the Vendor Portal.
- A waiver will be signed upon proof of insurance and W9.

#### **Management Change**

- Donna White with Pinehurst Properties will be in touch to collect paper files and downloaded files.
- Lee-Anne Palin will be the point-of-contact to get all documents transferred over by May 31<sup>st</sup>, 2016.

#### **Next Meeting**

- Board Meeting: May 16, 2016- Associa Arizona Offices, 6840 N. Oracle Rd. Ste. 130 at 3:00pm

#### **Adjournment**

**With no further business to discuss, a motion to adjourn the meeting at 4:48p.m. was made by Monica Manning, seconded by Ray Soule and passed unanimously.**