

**Las Palomitas
Board of Directors Meeting
Tuesday, October 11, 2022, 4:00 pm
Zoom Virtual Meeting**

Board Present Terry Davis, President Jim Davis, Vice President Stephanie Kirz, Treasurer Absent Pete Torrez, Director	Staff Present Christy Johnson, Managing Agent
Members Present Linda Head Helen Steinman	Independent Contractor Sarah Morrison-Kiernan, Meeting Minutes
Joyce Barkley	

Board Meeting

I. Call to Order

Terry Davis called the meeting to order at 4:01 p.m., after establishing that a quorum was present.

II. Homeowner Input

- Helen Steinman – what are the white lines along the walking path?
 - The Master Association was going to put in riprap and that decision is on hold because bikers in the community felt it would be dangerous.

III. Minutes Approval

A motion was made and seconded (Davis(/Torrez) that the September 13, 2022, Meeting Minutes be approved - Motion passed.

IV. Financial Report

A. September 2022 Financials

September 2022

Operating: 63,989.86

Reserves 222,854.03

Assets \$ 286.843.89

Income:

Administrative Expenses: Over budget by \$282.92. This is due to the Master Association Dues.

Maintenance Expenses: Our maintenance expenses are over budget by \$2,277.87. We were over budget on landscape service and pool service due to bills paid off schedule.

Utilities: Utilities are over budget by \$702.37. Water & sewer was over budget by \$776.82.

Total Expenses: Total operating expense is about \$18,809.50 about \$3,263.16 over budget for September.

Reserve Expenses: There was no spending out of Reserves for September.

Transfer
Our monthly transfer is \$5,682.08

V. Reports

A. Landscape Report (L Head)

Notes from Conversations with other communities within La Paloma:

Ridge 4:

I had a conversation with Allan Tractenberg, a previous Board Member from that community.

1. Number of homes: 143
2. Landscaping budget is \$45,000 per year. They have Rascon Landscaping as their landscapers. They are paid \$1,280.00 for monthly landscaping and pay separately for common area work and tree work.
3. Master Association was told that landscape companies are all raising rates because they cannot get adequate employees.

Paloma Encanto:

I spoke with Barbara Keillor, a current Board Member.

1. Number of homes: 41
2. They currently pay \$1,200.00 per month but will be raising it to \$1,500.00. They pay for common area and tree work separately. They use R.O. Trees just as we do. Their landscape company is Attentive Landscaping. They have a crew of three including the owner.
3. This community's dues currently are \$210.00 per month and will be going up to \$230.00 to \$240.00 per month this coming year. They do not pay for insurance and do not have a pool.
4. While discussing what the HOA pays for, Barbara stated that they pay for irrigating the yards. When asked whether the homeowners can landscape their own yards, etc., she said they have tried that and found that some homeowners have "over vegetated" their yards and have also tapped into HOA water without permission. She said it hasn't been a good experiment. They do have a budget for plant replacement.

Paloma Del Sol:

I spoke to Debra Garcia, President of their Board.

1. Number of homes: 50
2. Landscaping company is a small company of two. They have a crew of two three days a week for a total of 36 hours per week. They pay \$33,000.00 per year but will be paying

\$34,500.00 next year. This figure includes common area work. They have a pool but do not pay home insurance.

3. HOA dues are \$400.00 per month

B. Management Report (C. Johnson)

Management Update

**Las Palomitas Homeowners Resale
Report**

Escrow Date: 9/1/2022-9/30/2022

10/6/2022

New Account #	New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
104201301	Philippe Hebert	4082 E Via De La Tangara	130	Sang C Lee	9/30/2022	9/26/2022

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VI. Old Business

A. Directory.

- Electronic PDF, Excel, and link on website. Completion timeframe 1-2 weeks.

- B. Landscape Company.
 - D&J Landscaping provided bid of \$5,800.00 at 4 times a month with 3-man crew.
 - Christy will speak with D&J Landscaping and request new bid with the new parameters.
 - Arcadia Landscaping would like to earn their contract back on a month-to-month basis.
- C. New Towing Company.
 - Still researching and getting quotes.
- D. Pool Tiles.
 - Working on quotes.
- E. Ramada Roof Repairs.
 - Working on quotes from Tovar Roofing and having some trouble with scheduling.

VII. New Business

- A. Water is out of budget. Is this due to irrigation upgrades, leaks, or budgeting issue?
 - Pinehurst will check water usage and check for rate increases.
- C. Landscaping
 - Look into pricing and budgeting separately with different companies for the following:
 - Regular landscaping.
 - Common areas and tree service.
 - Street sweeping.

VIII. Next Meeting

The next meeting will be held on November 15, 2022, 4:00 pm via Zoom

IX. Adjournment

The meeting was adjourned at 4:40 pm.