
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, October 8, 2024 at 4:00 PM
Zoom Virtual Meeting

Board: Present		Staff:	
X	Jim Davis , President	X	Sarah Kiernan , Managing Agent
A	Jennifer Zehr , Vice-President	X	Rebekah Tolbert , PPI
A	Casandra Maynard , Secretary/Treasurer		
X	Terry Davis , Member at Large	X	Independent Contractor
X	Helen Steinman , Member at Large		Joan Groom , Meeting Minutes
	Owners Present		
X	Linda Head	X	Hans Klaudt & Judith Noiseux
X	Judy Ranzer	X	Lynn LaCanse
X	Philanne Burke	X	Dick Mills

I. Call to Order

The meeting was called to order at 4:01 PM. after establishing a quorum.

II. Homeowner Input

Hans thanked Linda & Sarah for taking care of irrigation outside their residence. Linda mentioned issue is still being worked on and she will be meeting with the vendor tomorrow to discuss why their box isn't working, but she will turn water on for a few hours every other day.

Lynn mentioned the walking path is uneven and crumbling. It looks like a portion has been redone. Sarah responded the path is the responsibility of the Master Association and they are working on it.

Judy asked for update regarding the painting on the pavement. Sarah replied she did a drive through with Sunland and they will seal coat over it. She is waiting for it to be scheduled.

Judith remarked about people picking up after their dogs and asked about signs being put up. Jim replied they will look into it.

III. Minutes Approval

A motion was made and seconded (J Davis/T Davis) to approve the September 10, 2024 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report *(Sarah Kiernan)*

September 2024 Financials

Operating Account	\$ 56,442.22
Reserve Account	\$297,227.21
Total Assets	\$353,669.43

Total Expenses: Under budget by \$7,929.29 YTD.

Transfer: Our monthly transfer is \$4,777.58.

Overall, finances are in good shape.

The CD expires later this month. There is 7 month special for 4.65%. 12 month rate is 4.15%; 18 month is 3.85%; 2 year is 2.50%.

A motion was made and seconded (T Davis/Steinman) to approve renewing CD for 12 months. Motion passed.

V. Reports

A. Landscape Report *L. Head*

Linda reported

Activities in Progress:

The Landscape Committee has not met this past month. Unless requested, we will not be meeting over the next few months. Since the recommendations the Committee has made will take time to complete, it was felt that it will just continue monitoring for any new issue.

Activities Completed:

Homes on the north end of the community were experiencing more than usual stress to vegetation. Committee worked with contractor to resolve the issue. A new and accurate irrigation map was created which should make it much easier for companies we hire to understand our irrigation system.

Recommendations:

- Continue with clean-outs as funds permit
- Verify and bury emitters on east side of Via Del Verdemar between Lots 118 and Lot 124. These were originally installed by Southwest Grounds when they redid the irrigation lines along this area. They did not properly bury the emitters. Over the last few years those emitter lines have come to lay on the surface and are moved around during landscaping. This has causes several plants to die. One homeowner has lost his entire hedge due to this issue. In addition, the emitters in the common area between the main gate and the back of lot 126 have been disrupted either due to erosion or from homeowners who have

planted vegetation in that area and have tapped in for additional plants or moved existing emitters to water other plants.

- Common areas that have already been cleaned out have begun to see volunteer invasive vegetation trying to grow back. It may take a couple of treatments to totally knock that vegetation out. This vegetation includes rhus lancea, oleander, and buffleggrass.

B. Management Report (*Sarah Kiernan*)

In Escrow

5/1/2024 to 8/31/2024

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
None					

Community Concerns

I've had recent concerns about dog waste in the community and experienced the issue myself while onsite. I would like to remind all homeowners to pick up after their pets and to use the courtesy pet waste stations throughout the community.

Landscaping has continued to be an issue at LPAL. I would like to encourage the Board and the Landscape Committee to come up with a landscape standard to remove any confusion with homeowners and to provide clarity to our landscapers.

Tree Trimming

R.O. has the approval for tree trimming and removal. I'm awaiting scheduling details. Another homeowner in LPAL is having their trees trimmed by R.O. and we are hoping to provide the homeowner a discount by scheduling work at the same time to save on a trip cost.

VI. Old Business

A. Parking Space Striping – Corrections

- Waiting for work to be scheduled.

B. Pool Gate

- Iron Wolf - adding stamped arrows - \$2,800.
- 7/11 Customs - \$1,200 with arrows on the gate.

A motion was made and seconded (J Davis/Steinman) to approve \$1,200 bid to replace gate. Motion passed.

C. Community Painting

- Sarah and Rebekah did a paint walk last week with 3 vendors and are waiting for bids. Total came to \$264,595 for all units; \$2,700 per home. Terry would like cost broken down by property. Sarah will ask for revised bids calculated per individual properties.
- Sarah reported all homes should be painted every 8-10 years, which is now, so that all the house colors are unified. All painters were told 2 colors for home.

VII. New Business

A. 2025 Budget Discussion

- Jim thinks we will be in pretty good shape this year, but an inflation adjustment might be wise because we can't predict future inflation. Then we wouldn't be suddenly faced with a huge increase in the future. \$35 a month is 3.4% increase, \$40 is 3.9%.
- Sarah reported budget currently does not include a dues increase.
 - 5% management fee increase; Master Association is increasing fee by 10%, which is \$123,512.53 per year to the Master Association.
 - Landscape Service \$84,000; budget includes a 2nd crew for the common areas and irrigation.
 - Landscape cleanup \$10,000 for expenses not paid from the Reserve Account.
 - Increase to pest control because we didn't budget enough for this year.
 - \$32,757 total income after everything is paid that could be applied to Reserve Account.
 - Reserve expenses: \$41,000 for mailboxes, landscape improvements, common area painting (pool Ramada & entry walls)
- Budget needs to be approved at November budget meeting.
- Terry would prefer not to have increase in dues. But having a 10% increase next year would be worse than a smaller increase now. Sarah is basically comfortable with the budget. She is mostly concerned with tree trimming and irrigation.
- Landscape Committee will work on a landscape budget.

B. Insurance Renewal

- Sarah received a revised premium today. Original bid was \$34,553 with \$5,000 deductible, which wasn't what we wanted. New bid is \$32,065 with \$25,000 deductible, a 3% increase.

A motion was made and seconded (T Davis/Steinman) to approve CAUs new premium of \$32,065. Motion passed.

C. Community Landscaping Standards

- Sarah would like standards for the S program so that all residents who sign up for it are within those standards and that there be a yearly renewal.

VIII. Next Meeting

November 12, 2024 at 4 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (T. Davis/Steinman) to adjourn the meeting at 5:02 PM.

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