
Las Palomitas Homeowners Association Board Meeting Minutes

Tuesday, October 9, 2018

Catalina Foothills Church, 2150 Orange Grove Rd, 403

Board: Present		Staff:	
A	Cassandra Meynard , President	X	Donna Wood , Managing Agent
A	Terry Davis , Vice-President	X	Joan Groom , Meeting Minutes
X	Jonathan Mitchell , Secretary/Treasurer		
X	William Falsgraf , Member at Large		Presentation
X	Jim Davis , Member at Large		David Rishor

I. Call to Order

The meeting was to order at 4:02 p.m. after establishing a quorum with 3 members participating via conference call.

II. David Rishor – Light Sync

- David entertained questions regarding the lights fixtures from Ultralights and Hinkley Lighting. He explained the lights will have a closed top because of the night sky ordinance.
- Donna commented about finishes and indicated owners would have choices to a certain extent.
- David emphasized that the new lighting would be consistent throughout the community and that the Ultralights can likely suit everybody's taste. He estimated the cost for 100 houses would be about \$120 per house/per fixture. He was asked to provide a proposal, including installation, for both the Ultralights and the Hinkley lights for 100 houses.

Discussion:

- Donna emphasized wanting to give the community a more modern look, and reviewed how the issue of changing the lights arose.
- The consensus was that if the HOA doesn't cover the cost, the lights won't get changed. Donna will put it on the agenda next month. Estimated total cost is \$20,000.

III. Homeowner Input

- No homeowners were present.

IV. Minutes Approval

A motion was made and seconded (Falsgraf/J Davis) to approve the September 11, 2018 Board Meeting Minutes as amended. Motion passed.

Eliminate James Wolf as Secretary.

V. Financial Report (J. Mitchell)

- September Financials

Current Assets	\$ 61,601.89
Reserve Assets	\$143,669.24
TOTAL ASSETS	\$205,271.13
- The Balance Sheet is in good shape.

- Reserves expenses: \$1,340 for lighting and irrigation.
- Dues income: \$251,200 YTD
- Total Income: \$253,931.92 YTD
- Total expenses: under budget by \$2,482.33.
- Administrative: under budget \$2,140.89.
- Maintenance: under budget \$339.50.
- Utilities: under budget \$9435.
- Net operating income: \$51,607.94
- Jonathan suggested laddering the CDs and picking up 2% interest. The projection is there will be \$162,000 available at end of year, and only need \$82,000 in account. Jonathan will keep rolling the CDs as they come due unless something changes with the budget.
- Have \$5m and \$3m insurance.
- 5 year warranty on painting. Jon requests company info to call them.
- Everything looks great.

A motion was made and seconded (Mitchell/J Davis) to ladder \$60,000 in 3 CDs: \$20,000 each in a 3 month, 9 month and 12 month CD. Motion passed

A motion is made and seconded (Falsgraf/J Davis) to accept Financial Report of September 2018 as presented. Motion passed.

Donna will ask Carrie to figure out the numbers for the CDs and copy Jonathan.

- **2019 Budget**
- Everything looks good except water. A 5% increase is in line for utilities.
- Donna has budgeted \$7500 to take care of tree overgrowth.
- Gravel amount is based on reserve study
- Only \$2,800 out of \$20,000 budgeted was spent for landscaping this year.

A motion was made and seconded (Falsgraf/J Davis) to approve the 2019 budget as presented. Motion passed.

VI. Reports

A. DCR Report

No report.

B. Management Report *(D. Wood)*

No new homeowners

September Financials

Operating Expense:	\$ 61,601.89
Reserves:	\$143,669.24
Total Assets:	\$205,271.13

Income: We are on target with our dues income.

Administrative Expenses: under budget by \$2,140.89, which is insurance. YTD we are under budget \$4,038.08.

Maintenance: Just slightly under budget by \$339.50 for tree planting and landscape service.

Utilities: We are under budget by \$1.94 and water over budget by \$252.54. Water continues to be over budget \$110.48 and YTD over budget in water is \$2,819.61 (irrigation and in April drained the spa for repairs).

La Paloma DRC

- Jeff Obral called and asked if Las Palomitas would consider having someone represent them in the DRC committee, which meets monthly. He also asked if we were moving forward on the landscaping update. I stated those plans were on hold until we decided which sections would be the highest priority and work from there.
- Donna will try to solicit owners for the DRC Committee.

Pool Area:

- There have been no issues in the pool area.

Landscaping:

- I believe our landscapers are doing a great job. We have received comments from owners about getting some trees trimmed that are hanging over the roofs. We have about \$7,500 in the DRAFT budget for this specific purpose.

Javalina Issues:

- We are on the last month of weekly spraying with vinegar to mitigate this back area (behind the north area of Chiquiri) from being a javalina trail. It seems to be working as there has only been a lone javalina braving the vinegar scent. It costs \$50 a week to spray the vinegar.

Irrigation Investigation – Executive Session

- We have the meeting scheduled for October 23. Important to have former Board members present.

2019 DRAFT Budget

- I have attached the DRAFT budget for review and consideration at this meeting.

VII. Old Business

A. Annual Meeting at Westin La Paloma

- Cost is close to \$1,900 for wine and cheese for 30 people.
- Jonathan suggested looking into a location with a large private dining room. Donna asked him to research possibilities she can check out. Hopefully we will have some other options by the November meeting.
- \$1,000 is allocated in the 2019 budget for the annual meeting.

B. Garage Lights

- Discussed above.

C. Irrigation Diagnostic- Date set for October 23 at 4 PM.

VIII. New Business

A. DRAFT 2019 Budget

- Discussed and approved above.

IX. Next Meeting

Tuesday, November 13th at 4:00 pm.

All owners are welcome and invited to attend.

X. Adjournment

There being no further items of business, a motion was made and seconded (Falsgraf/J Davis) to adjourn the meeting. Motion passed. The meeting ended at 4:57 p.m.

Las Palomitas Board Members	Phone	Email
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