
8

Las Palomitas Homeowners Association Board Meeting Minutes

Tuesday, March 12, 2019 at 4 PM
Catalina Foothills Church, 2150 Orange Grove Rd, 405-7

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

I. Call to Order

The meeting was to order at 4:00 p.m. after establishing a quorum with 2 members present and one participating via conference call.

II. Homeowner Input

- No homeowners present

III. Minutes Approval

A motion was made and seconded (J. Davis/T Davis) to approve the February 12, 2019 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*J. Mitchell*)

- February Financials

| | |
|---------------------|---------------------|
| Current Assets | \$ 79,300.04 |
| Reserve Assets | \$173,267.96 |
| TOTAL ASSETS | \$252,568.00 |
- The Balance Sheet is in good shape.
- Jonathan noted we have caught up on Reserve deposits.
- He questioned \$1,950 expense from Reserve account and Donna said it was to pay Jeff Van Maren for his design services. Terry said it has been previously approved.
- Jonathan said most delinquent dues payments are caught up.
- Terry reported a pepper tree had fallen over today onto the road. Southwest Grounds had an emergency crew cut it down and will show up next month.

VI. Reports

A. DCR Submittal

- Terry was told lighting proposal has been approved but there hasn't been any formal notice. Once Donna gets that, she will send out a formal email to everyone.



B. Management Report *(D. Wood)*

Escrow Date:

Future closings – currently in escrow

| New Owner | Unit Address 1 | Lot # | Previous Owner | Process Date | Escrow Date |
|---------------------------|--------------------------|-------|---------------------|--------------|-------------|
| Hans & Judith Klaudt | 4027 E Via Del Vireo | 153 | Mary Ellen Barnes | | 2/28/2019 |
| Kimberly Boling | 4044 E Via Del Vireo | 140 | Wyman la Paloma LLC | | 4/4/2019 |
| Helen & William Steinmann | 5931 N Via de la Tarenga | 115 | John Muelenberg | | 5/6/2019 |

February Financials

| | |
|----------------------|---------------------|
| Operating Expense: | \$ 79,300.04 |
| Reserves: | <u>\$173,267.96</u> |
| Total Assets: | \$252,568.00 |

Income: We are only \$972.29 behind on our dues income.

Administrative Expenses: We are under budget for all our administrative expenses.

However, we need a motion to approve "donation" to Catalina Foothills Church for use of their space. Historically, it has been \$500.

A motion was made and seconded (T. Davis/J. Davis) to approve \$500 donation to Catalina Foothills Church for use of their space for Board meetings. Motion approved.

Maintenance: We are running slightly under budget.

Utilities: We are running over budget due to the increase in recycle fee from Waste Management (\$158.72). This will continue each month.

Reserve Expenses: Bill paid to Jeff Van Maren for his design services - \$1,950

Transfer: Monthly transfer to Reserves increased to \$6,600. I told Carrie to make up the difference in January so we will have 12 months reflecting the increase to Reserves.

Pool Area

Pool area and spa have had no issues. The electrician will be addressing the wiring on the ramada pool lights.

Pool Inspection: I have contested the first aid kit and the hose bib with a vacuum breaker. I spoke to our pool service technician and he stated those requirements are more for public pools and not semi-public pools.

Pima County inspected the pool and wrote up a corrective action list.

- **First Aid Kit** must be available in the pool area for members.
- **The hose bib must now be protected from back siphon-age.**

- They recommended we install a hose bib with a vacuum breaker by next inspection.
- **I submitted a request to keep our gate latch at its current height for wheelchair bound members & their guests.**
- Gate latch is lower than 54 inches.
- Letter attached.

Landscaping:

Tree Trimming is now complete. In the beginning, their trimming was more of a scalping! I asked them to tone it down. Walk through with Ron Wolcott scheduled for March 7th.

The homeowners on Verdemar (The Corkill's anted their tree cut down because of the large galls in the upper limbs). I have included a quote from AZ Tree to just cut out the affected limb.

Please look at the affected limbs while you are out and about – 3933 Earth Via Del Verdemar.

A motion was made and seconded (T. Davis/J. Davis) to approve removal of gall from tree at Corkill's house at 3933 E. Via Del Verdemar by AZ Tree Service for \$685. Motion passed.

Maintenance:

I spoke with Brandon Williams regarding the open area across from the pool and the island at Taranga. We will slowly clear away old Texas Rangers, maybe relocate some boulders and install some type of erosion control in the area of rocks at the island to mitigate water runoff. We will do this over time without making it a landscape project. We might install a few native plants.

He completed the winter cleanup in the major open space areas.

Master Association Issues-

Final letter (attached) sent to Master Association via the community manager on February 16th.

There have been two burglaries within La Paloma since January. The Master Association has a new community manager: Alissa Ott - Alissa@hbsmanagementsolutions.com.

Jonathan asked there was a response to letter. Donna did not know.

Terry mentioned Master Association wanting to eliminate gate passes. Jonathan will check website for next Master Association meeting.

From Mike Cadden:

"Please inform your Boards in La Paloma that CMM is committed to making the association whole in regards to overpayment of gate staff payroll. Up to this point CMM has paid \$122,849.65 to the Master Association and we are working o resolve the remaining outstanding issues primarily related to an

IRS lien. We intend to have all the outstanding issues resolved in the near future."

**Miscellaneous
Lighting**

I submitted lighting to the DRC and am waiting to hear back from them.

VII. Old Business

- A. AZ Tree Service walk thru

VIII. New Business

- A. Approval for estimate to remove large gall at 3933 Earth Via Del Verdemar.
➤ See above.
- B. Spring Pool Party
➤ April 7, 2019 is Spring Fling
- C. Letter to Master Association regarding payments from Cadden be used to draw down next two year's membership fees.
➤ Terry will draft a letter.

IX. Next Meeting

Tuesday, April 9th 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 (/) to adjourn the meeting. Motion passed. The meeting ended at 4:16 p.m.

| Las Palomitas Board Members | Phone | Email |
|------------------------------------|--------------|-------------------------------|
| Jonathan Mitchell, Treasurer | 520-591-9710 | pgajon@gmail.com |
| Terry Davis, President | 520-299-3814 | davisdt@telus.net |
| Jim Davis, Vice President | 520-306-7180 | Jdaz4201@yahoo.com |
| Bill Falsgraf, Member at Large | 216-598-3525 | wwfalsgraf@gmail.com |
| Donna Wood, CMCA, AMS | 520-298-2146 | donna@pinehurstproperties.net |