

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting

January 17, 2011

**Present:** Terry Davis, Bill Falsgraf, Gloria DeVore, John Twomey, Larry Westberg and Jennifer Zehr. Also present was Kolleen Weber with Lewis Management Resources, Inc.

**Absent:** All Present

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order at 3:15 p.m.

### **Homeowner Concerns**

- No Discussion

### **Approval of Minutes of November 15, 2010**

A motion to approve the November 15, 2010 meeting minutes as amended was made, seconded and passed with a unanimous vote.

### **Financial Report**

- The November 30, 2010 and December 31, 2010 financials were reviewed with those present.
- The water bills continue to be high with a cost \$1,500.00 per month due to leaks.
- Regular contributions continue to be made to the Reserve Fund.
- Delinquencies were discussed.
- The Board discussed the judgment against a property and if the Association would need to pursue action for the delinquent assessments since the judgment.  
**The Board requested that Ms. Weber contact the attorney to determine how the Board should proceed.**
- Ridge IV is not renewing their contract with Rural Metro. They are placing the money in a fund that will be used to pay any fire response expenses.  
**The Board requested that Ms. Weber investigate the insurance company's response to not contracting with the fire department, what expenses would be covered by the policy, if the fire department will respond without a contract and the costs.**  
**A motion to approve the November 30, 2010 and December 31, 2010 financial reports as presented was made, seconded and passed with a unanimous vote.**

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- The landscaping crew with 3R Tucson Landscaping started and is doing a marvelous job.
- The trimming will be completed by section.
- The landscapers are working on repairing and replacing the irrigation lines as needed.

- The accident site was cleaned and a bill will be submitted to the Association. The Associations insurance carrier will pay the expenses to repair the damage and subrogate against the insurance company of the responsible party.

#### Communication

- No Report

#### Pool

- Work to refurbish the pool deck has begun with the cracks chipped out and filled with caulk. The cracks in the walls were also repaired.
- The pool deck will be painted soon.

#### Violation Report

- A violation report was included in the Board packet for review.

#### **Management Report**

- A written report was included in the Board packet.
- Board members investigated the sewer line and determined that Judy Murphy will be responsible for all the charges.
- There will be no further work on the sewer lines until the road work is scheduled.
- The Board discussed whether they should invest in the replacement of the irrigation system.
- The Board discussed trying to remove desert plantings from the irrigation system. Any landscaping that dies will be replaced with xeriscape landscaping.
- The contract with Waste Management for the trash/recycle container exchange was provided for signature. There are no additional costs for the new containers. Waste Management will mail a letter to all Homeowners explaining the container exchange. The contract will be posted on the website so Homeowners will have access to the restrictions.
- The Board discussed having the fire hydrant inspected on a regular basis.
- The Association insurance policy will cover the structural damage for the home with extensive water damage. The damage was caused by a break in the washing machine hose.

#### **Unfinished Business**

##### Annual Meeting

- The Annual Meeting is scheduled for January 24, 2011.
- Information on hiring a new landscaping company and Waste Management container distribution will be provided at the meeting.

#### **New Business**

##### As Brought Forward

- The Board discussed acceptable replacements for the pepper trees that are dying that would use less water.
- The Board discussed irrigation responsibility for the pepper trees east of the sidewalk. A preliminary letter will be issued to the Master Association advising a bill for their portion of the irrigation will be sent soon. The Board will give further consideration to this issue.
- The Board discussed obtaining an updated Reserve Study for use in properly funding for the maintenance and replacement of assets.

#### **Next Meeting**

- The Annual Meeting is scheduled for January 24, 2011.

### **Adjournment**

**With no further business to discuss, a motion to adjourn at 4:50 p.m. was made, seconded and passed unanimously.**

Respectfully Submitted,  
Kolleen K Weber, CMCA  
Community Association Manager  
For Las Palomitas Homeowners Association