
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, January 11, 2022 at 4:00 PM
Zoom Virtual Meeting

Board: Present

X Terry Davis, President
X Jim Davis, Vice President
X Pete Torrez, Member at Large
X Stephanie Kirz, Member at Large
Owners Present
X Liz Halsted
X Mary Risberg

Staff:

X Christy Johnson, Managing Agent

Independent Contractor
X Joan Groom, Meeting Minutes

X Joyce Barkley
X Linda Head

I. Call to Order

The meeting was called to order at 4:03 PM. after establishing a quorum with all members present.

II. Homeowner Input

None

III. Minutes Approval

A motion was made and seconded (J Davis/Kirz) to approve the November 9, 2021 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Christy Johnson*)**December 2021 Financials**

Operating: \$ 64,340.00
Reserves \$254,705.76
Assets \$319,045.76

Income:

Administrative Expenses: over budget by \$7,447.15. Master Association dues (\$7,380.12) were paid in January 2022 as opposed to December due to receiving the invoice late in December. We were able to recoup by being under budget on Postage and Copies. We are under budget by \$10,827.83 YTD.

Maintenance Expenses: Our maintenance expenses are running over budget for December by \$360.76. This was due to pest control, pool service and landscape service.

Utilities: Utilities are under budget by \$32.42. Electricity and gas are over budget.

Total Expenses: Our total operating expense is \$33,398.24, about \$866.45 over budget for December. However, under budget YTD by \$10,551.41.

Reserve Expenses: We spent \$521.55 from Reserves to replace the spa jet motor. YTD \$15,206.65 over budget.

Transfer: Our monthly transfer is \$5,682.08

V. Reports

A. Landscape Report (*L. Head/ A. Constant*)

Activities in Progress:

1. The Committee is following the progress of the tree removal, revegetation, tree planting and irrigation and rip rap work along Via Palomita. Committee members attended the Master Board meeting where it was decided that the Master Assoc. will not share costs on this project. However, there was a question of whose responsibility it was and who actually owns this strip. HBS agreed to review legal documents and research ownership. There has been no word of that to our knowledge. We will continue to clarify this.
2. The committee will be interviewing potential landscape companies to take over at the end of the contract with Sonoran Oasis. While Sonoran has done a good job with what they have done, they have not met the scope of the work they have guaranteed. There have been several other issues that primarily are the result of lack of supervision. The committee and management have agreed proceeding with a 3 member crew instead of the current 4 member crew will solve some of this for us and insure that we are not paying for services we are not receiving. Management has notified Sonoran Oasis. This will take place beginning in February.
3. When current work is complete committee will turn its attention to additional vegetation planting within the community. So far, the plan is to get a landscape design plan for that area along Via Palomita and use some of the plant pups we have to provide that landscaping where possible to save money and use what we have. In addition, when the new irrigation work is complete, we are planning to work with Trees for Tucson to provide additional trees for the community to replace many of the trees we no longer have due to storms, disease, etc. We will also plan to use pups to replace plants that have died in front yards because of all of our irrigation problems over the past few years. This will begin in the Spring.

Stephanie reported landscape companies are being interviewed to lower landscape expenses. And committee is looking to plant trees where some have been lost. She asked Christy to ask the Master Association to confirm who owns the property along the entrance.

Recommendations:

The committee has no recommendations at this time.

B. Management Report (*C. Johnson*)

Landscaping

Linda will be reporting on Landscaping.

Annual Meeting

Is Scheduled for February 16, 2022. Due to the increase in COVID cases, meetings will continue to be held via Zoom.

VI. Old Business

Parking Policy

- Terry reviewed the issue and suggested Christy be sent photos of cars parked illegally. He also requested an email go out about parking in the driveway.
- Pete suggested text messages be sent when visitor enters gate and that visitor receive a dashboard pass. There is a system is called Gate Access used at his Scottsdale HOA. Issues should be directed to Christy. She suggested request for guest pass be directed to PPI office. Pete suggested it be available on the HOA web page. Terry will call John Herbers to discuss how it works.

VII. New Business

LPAL HOA Budget

- Budget has been approved.

VIII. Next Meeting

February 16, 2022 – Annual Meeting via Zoom at 6 PM

IX. Adjournment

There being no further business, the meeting adjourned at 4:31 PM.

Las Palomitas Board Members	Phone	Email
Terry Davis, President	520-299-3814	davisdt@icloud.com
Jim Davis, Vice President	520-306-7180	jdaz4201@yahoo.com
Pete Torrez, Member at Large	520-906-1000	pete@tucsonree.com
Stephanie Kirz, Member at Large	206-661-5946	Stephanie@stephaniekirz.com
Donna Wood, CMCA, AMS	520-298-2146	donna@pinehurstproperties.net