

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

February 22, 2010

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

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:00 p.m.

Determine Quorum

- Quorum was attained with six Board members present.

Homeowner Concerns

- No Discussion

Approval of Minutes of January 11, 2010

A motion to approve the January 11, 2010 meeting minutes as written was made by Bill Falsgraf, seconded by Jennifer Zehr and passed with a unanimous vote.

Financial Report

- The January 2010 financials were reviewed.
A motion to approve the January 2010 financial reports as presented was made by Larry Westberg, seconded by Stephanie Kirz and passed with a unanimous vote.
- Delinquencies were discussed.
- The 2007 reserve study from Strategic Reserves was discussed.
The Board requested that Ms. Weber contact Strategic Reserves for cost to up date study and include items not in 2007 study.

Committee Reports

ARC

- No Report

Landscaping

- Radical pruning of bushes is on going.
- Trimming dead branches 12 ft and lower from trees and trimming branches touch roof tops.
- Caveo Landscaping presented a proposal for mistletoe removal. The landscaping chair will secure other proposals. Due to cost, this may be completed in sections as opposed to the entire community.
- Send landscaping invoice to landscape chair if amount is for other than monthly cost.
- Waiting for bid from LMR Maintenance to repair pool decking.
The Board requested that Ms. Weber contact Stuart Fries with LMR for bid to repair pool decking.
- The Groundskeeper completed a tree study 3 years ago but is going to up date this information to present to the Board at the March 2010 meeting.
The Board requested that Ms. Weber contact Jack Cooper to see if he has previous study.

- Silverado Plumbing bid to replace the five irrigation valves was discussed.
A motion to accept the Silverado Plumbing proposal to install copper piping and water pressure regulation valves was made by John Twomey, seconded by Larry Westberg and passed with a unanimous vote.

Communication

- The Little Dove newsletter will go out in the end of February or first of March.

Pool

- The solar heating credits are no longer available through TEP. Discussed whether to pursue this type of heating or not. It was decided to not pursue at this time.

Violation Report

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

Management Report

- A written report was included in the Board packet and reviewed.
- A copy of the 2007 reserve study from Strategic Reserves was found and given to Ms Weber.
- The recycle and trash containers were finally picked up from the pool area.

Unfinished Business

- Silverado Plumbing proposal was discussed earlier in the meeting.
- Outdoor lighting maintenance proposals from LMR were discussed. The Board decided the LMR proposals were too costly. Jerry Hubbard will be contacted to give a proposal.
- Sewer lines are the responsibility of the association and water lines are the City of Tucson's responsibility.

New Business

- Lighting was discussed earlier.
- Guest parking was discussed and how to handle the same vehicles parking in guest parking. An amendment that vehicles owned by residents must be parked within a garage overnight or on the driveway during the day. Guests may park on a resident's driveway while visiting during the day. Guests parking overnight must use the guest parking spaces available throughout the community. A resident may permit guests to park overnight a maximum of 25 times each calendar quarter with any one guest vehicle limited to 15 nights of parking each calendar quarter.
A motion to accept the stated amendment was made by Jennifer Zehr, seconded by Bill Flasgraf and passed with a unanimous vote.

Adjournment

With no further business to discuss, a motion to adjourn at 5:10 p.m. was made by Bill Falsgraf, seconded by Larry Westberg and passed unanimously.

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