

# Las Palomitas Homeowners Association

## Board Meeting Minutes

Tuesday, March 12, 2024, at 4:00 PM

Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	<b>Jim Davis</b> , President	X	<b>Sarah Kiernan</b> , Managing Agent
X	<b>Jennifer Zehr</b> , Vice-President		
X	<b>Casandra Maynard</b> , Secretary/Treasurer		
X	<b>Terry Davis</b> , Member at Large	X	<b>Independent Contractor</b>
X	<b>Helen Steinman</b> , Member at Large		<b>Joan Groom</b> , Meeting Minutes
	<b>Owners Present</b>		
X	Mary Risberg	X	Hans Klaudt & Judith Noiseux
X	Linda Head	X	

### I. Call to Order

The meeting was called to order at 4:02 PM. after establishing a quorum.  
Board members introduced themselves.

### II. Homeowner Input

Mary thanked the Board for keeping owners information about the golf tournament.

Judith asked about putting convex mirror on blind corner. Jim said it was Master Association issue.

### IV. Minutes Approval

**A motion was made and seconded (J Davis/Maynerd) to approve the December 12, 2023 Board Meeting Minutes as presented. Motion passed.**

### V. Financial Report *(Sarah Kiernan)*

#### January 2024 Financials

Operating Account	\$101,254.90
Reserve Account	\$277,255.60
Total Assets	\$378,510.50

#### February 2024 Financials

Operating Account	\$ 78,123.47
Reserve Funds	\$282,675.60
<b>Total Assets</b>	<b>\$360,799.07</b>

## **V. Reports**

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### **A. Landscape Report (*Sarah for L. Head*)**

#### **Activities in Progress:**

1. The committee monitored the repair of the irrigation system. Monsoon has replaced valves and other old faulty components in the boxes and brought the boxes to good working condition. The final piece of this is to replace the old, faulty control panel. It will be equipped with components that will allow the system to be monitored remotely, allowing Monsoon to address some of the issues without making a repair visit. They will also be able to adjust the watering times remotely as well. We have been without water since December. Fortunately we have had well above the average rainfall.
2. Bids for the Chiquiri/Mirlillo clean-out have been obtained. Those bids have been submitted, and Sarah will be including those with Board material.

**A motion was made and seconded (Maynard/Zehr) to approve Gill Property Solutions bid of \$5,500 to do Chiquiri/Mirlillo cleanup. Motion passed.**

#### **Recommendations:**

1. It is recommended that we move forward as quickly as possible with the Chiquiri/Mirlillo clean-out.
2. It is recommended that the clean-out along Via Palomita between our main entrance and the Main Gate be done also, as quickly as possible. I believe that clean-out should cost between \$1,000.00 and \$2,500.00 and should include cutting back the Birds of Paradise and needed work on other overgrown vegetation in the area. It should also include applying pre-emergent to discourage new weeds. Our new Desert Willows are being choked out by volunteers from the old pepper trees and weeds. The clean-out should also include trimming our new Desert Willows now that they are 2+ years old. They must be pruned to cut the lowest smaller branches to encourage them to become trees rather than bushes.
3. It is recommended that we allow Gill Property Solutions to select two 5 ft. or smaller saguaros from our common areas (the ones not visible to the community) to be planted in the space left bare by the agave that was removed. This can be done at very little expense and using our own plants. It will make a nice statement at the entrance. Abraham, of Gill Property Solutions, suggested it and it is a great idea. If we transplant, the ideal time is March or April. *Research needed on regulations regarding moving a saguaro.*
4. Remaining common area cleanouts continue to be a priority. The Landscape Committee would encourage the Board to O.K. as much of this work as we can afford. There should be no further requests this year, outside of tree work, some of which is in the budget already.

5. The Landscape Committee continues to recommend that we begin to educate our community regarding landscaping guidelines for La Paloma. We have forwarded possible information to the Board in the previous report. We have not heard from the Board regarding this document.

### **Management Report (Sara Kiernan)**

In Escrow

12/1/2023 to 2/29/2024

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
None					

#### ***February 2024 Finances***

Operating Account	\$ 78,123.47
Reserve Funds	\$282,675.60
<b>Total Assets</b>	<b>\$360,799.07</b>

**Income:** Dues income under budget by \$7,468.79. We have a few past due accounts and several accounts that haven't updated their auto pay amount. We are in the process of sending notices and I will be sending a community email out.

**Administrative Expenses:** Under budget by \$8,844.10 because Rural Metro was paid March 1<sup>st</sup> instead of in February.

**Maintenance Expenses:** Over budget by \$03.34 because of pest control and lights inspection with light bulb replacement.

**Utilities:** Over budget by \$275.57 due to gas.

**Total Expenses:** Under budget by \$4,255.71 because of water bill and trash billing.

**Reserve Expenses:** YTD we are under budget by \$21,818.94.

**Transfer:** Our monthly transfer is \$4,777.58.

**DRC Submittal:** Lot 130 – Solar – approved.

#### **Tow Company**

Our two contractor put up a sign at the entrance, but because of the cost of the signs, if we want all signs replaced, it would be \$20 a sign.

### **VI. Old Business**

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#### **A. Parking Space Striping**

- Speedy Striping - \$1,119; Sunland – speed bump/stripping - \$3,724; crack seal, etc - \$28,453 = \$32,177

- Reserve Study said there is one year left for roads to be done.
- Board will do more research and decide at the next meeting.

B. Tow Company – No Parking Signs

**A motion was made (Zehr/T Davis) to approve new No Parking signs for \$20 each. Motion passed.**

C. Irrigation

- See New Business below.

## **VII. New Business**

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A. LPPOA Board Nomination

- Linda Head volunteered to represent LPAL at the Master Association Meetings,

**A motion was made and seconded (J Davis/Maynard) to approve Linda Head as LPAL representative to Master Association. Motion passed.**

B. Irrigation/Action in Lieu of Meeting

- Jim reported the irrigation equipment failed and we had an emergency Board meeting to address it since the previous Board meeting. New parts were ordered and will be installed tomorrow. We are upgrading to wireless monitoring. This will be set up on WiFi. If there are any failures, Monsoon, the landscapers and Linda will be notified. This was approved by the Board.

C. Planting New Trees

- Linda reported need to replace tree that died because of irrigation. There are no new tree planting planned at this time.
- There was a discussion on whether the HOA should purchase trees for homeowners.

D. Insurance – Loss Control Inspection & Recommendations

- Jim reported we have been advised by the underwriter we need to do a lot of tree trimming. Sarah reported she gave underwriters a map and asked they only review front yards of homeowners and common areas for trees within 15 feet of roof levels. But she has not reviewed their report. Jim thinks trees listed are in common area trees.
- Sarah has a bid from Brijer and also requested one from Urban Forestry and R.O. Tree Service. Our concern is that if trees are trimmed as requested, it will damage or kill the trees and ruin the esthetics of the community.
- Sarah reported insurance company wants to raise deductible from \$5,000 to \$25,000. She feels this is excessive, although she does see the need to raise it to \$10,000 and maybe \$15,000 for water damage. She offered to arrange a meeting with insurance agent.

E. Painting of Houses

- Board needs to decide when to paint and the colors. Cassandra thinks the community needs to be consulted about colors. Board will survey the community regarding color schemes.

F. Changing Board Meeting Time

- Board decided to change meeting time from 4 PM to 6 PM for a 3 month trial period.

**VIII. Next Meeting**

**April 9, 2024 at 6 PM via Zoom**

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**IX. Adjournment**

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**There being no further business, meeting was adjourned at 5:17 PM.**

<b>Las Palomitas Board Members</b>	<b>Phone</b>	<b>Email</b>
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