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## Las Palomitas Homeowners Association

### Board Meeting Minutes

**Thursday, December 11, 2025 at 4:00 PM**  
Zoom Virtual Meeting

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<i>Board: Present</i>		<i>Staff:</i>	
<b>X</b>	<b>Jennifer Zehr</b> , President	<b>X</b>	<b>Sarah Kiernan</b> , Managing Agent
<b>X</b>	<b>Hans Klaudt</b> , Vice-President	<b>X</b>	<b>Rebekah Tolbert</b> , PPI
<b>X</b>	<b>Lynn LaCanse</b> , Secretary/Treasurer		Independent Contractor
<b>X</b>	<b>Helen Steinman</b> , Member at Large	<b>X</b>	Joan Groom, Meeting Minutes
<b>X</b>	<b>Kirk Wohlers</b>		
	<b>Owners Present</b>		
X	Mary Riseberg	X	Jim Davis
X	Judith Noiseaux	X	

### **I. Call to Order**

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

"We ask all homeowners to maintain decorum during the meeting; homeowner input will be welcome during the Homeowner Forum or if a motion is made and opened for discussion."

### **II. Minutes Approval**

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**A motion was made and seconded (Steinman/ Klaudt) to approve the November 11, 2025 Board Meeting Minutes as amended. Motion passed.**

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

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#### **October-November 2025 Financials**

Operating Account	\$ 45,757.01
Alliance Reserve	\$165,113.90
Alliance CD 0507	\$ 23,215.82
Alliance CD 5398	\$ 23,447.83
Alliance CD 7125	\$ 23,242.33
Alliance CDAR 0945	\$128,925.51
Reserve Account	\$366,395.66
<b>Total Assets</b>	<b>\$409,702.40</b>

- October financials did not originally reflect the approved annual budget – issue has been corrected.
- November packet incorrectly showed the HOA over budget by \$123,000 due to a **GL code shift for Master Association dues** when the new format went live in July.
- Budget link has been restored – **current reports are correct.**

#### Notable Expenses

- Equipment room lock repair.

- Electrician repairs to ramada lighting & GFCI outlets.
- **Pool deck resurfacing completed.**
- **Pool & spa tile cleaning completed.**
- Insurance renewal preparation for 2026 underway.
- Final installment to Master Association paid early (billing was for December).

Jennifer reported it looks like we will end the year pretty much even with the budget.

**A motion was made and seconded (Kluadt/LaCanse) to approve the October/November financial report. Motion passed.**

#### **IV. Reports**

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##### **A. Landscape Report – (*Sarah Kiernan*)**

- Tree trimming & removals complete.
- Gill Property Solution to cut back vegetation and oleanders around pool by end of month.
- Ongoing irrigation issues persist — Drip Doctor noted water shutoffs at multiple boxes. Someone keeps turning some of the irrigation boxes.
- Suggest replacing all irrigation boxes with locking lids to prevent tampering. She should know more tomorrow what is going on.

**Estimated Cost: \$5,000 – \$6,000**

##### **Tree Canopy Program Proposal**

Sarah said Linda Head is willing to be consultant for landscape committee. Board may consider adopting a policy for long-term vegetation management:

- A) Replant trees after removals in more appropriate locations
  - B) Choose climate-appropriate species
  - C) Add irrigation lines where necessary
- Maintains Las Palomitas' vegetated appearance long-term

Hans reported the University of Arizona has an arboretum program and maybe someone can visit and get information on the types of best trees to plant for the current Arizona environment.

##### **B. Paint Committee (J. Zehr, J Noiseux, D Robin)**

Jennifer reported the committee has made decisions about the color for the wall and the pool area ramada and have scheduled them for the afternoons of December 17<sup>th</sup> and 20<sup>th</sup> from 1-3 PM. Homeowners can ask questions about the process. We might want to schedule another date after the beginning of the year for owners who are gone during the holidays. The oleanders on the left side of the wall and also along the pool will be cut down prior to painting.

Judith asked about displaying the colors for the mailboxes. Sarah said they will do a color patch first.

Lynn asked what happens if people can't paint their house the color they want. Sarah replied the Board needs to be sure everything is esthetically pleasing. If 5 houses in a row are painted the same color, it looks like a patch in the community rather than a unique configuration. It is common for HOAs to say houses next to each other or across the street cannot be painted the same color. Jennifer said they will ask homeowners to make 2 color choices so that if someone needs to make a color change, it can be to a color they have already chosen. The majority of the Board thinks a variety is more pleasing. Jennifer suggested talking to your neighbors to see what their preferences are.

Lynn asked about repairs prior to painting. Sarah said the painters can do minor repairs, but something major is the responsibility of the homeowner. It's possible they could give you a price to replace damaged boards. Because of liability issues, we want to give homeowners the opportunity to handle repairs themselves.

Jennifer clarified that the colors on the pool wall are all correct.

- Work to begin January 5<sup>th</sup>, starting with common walls/ramada/pool area.
- **Board to determine painting rollout approach:**

<b>Option</b>	<b>Description</b>
<b>A — Planned 4-Phase Approach</b>	Original model with phased sections
<b>B — First-Come/First-Serve</b>	Scheduling based on when homeowner payments are received

#### **Project Funding Requirement**

To secure pricing for the duration of the painting project, **a 50% homeowner deposit is needed: Deposit Required: \$132,297.50.** Second payment, which is half of the remaining balance due, would be payable after half the houses are painted, and then the final payment is due when the job is completed and the HOA has approved the work.

#### **Funding Source Decision Needed:**

- 1. Use available Reserve Cash, OR**
- 2. Cash out CDARS account**

**A motion was made and seconded (Zehr/Klaudt) to make the initial payment from the Reserve Account payable next week. Motion passed.**

Sarah will send statements out to the community. Payments can begin immediately.

Sarah asked if the paint ballot can go out electronically or should be a paper ballot. Jennifer would like electronic ballots but paper ballots sent to those who do not have or use email.

**C. Management Report – Sarah Kiernan**

<b>New Owner</b>	<b>Address</b>	<b>Lot</b>	<b>Previous Owner</b>	<b>Process Date</b>
Christian Garcia	6050 N Via Del Verdemar	136	Duane Wrobel	5/5/2025
Gamble's Creek LLC	4064 E Via Del Buho	181	John Ostrowski	9/22/2025

**Administrative & Miscellaneous Issues**

- Website Updated – **new 2025-2026 Homeowner Handbook posted.**
- **Cologuard Classic confirmed for March 20-22, 2026** (setup details expected in January).
- Recommend **packrat mitigation frequency** (University Pest Control).
- Sewer Scope by Project Plumbing – Date to be determined.

**V. Old Business**

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- A. Community Painting Update
- See Paint Committee Report above.

**VI. New Business**

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- A. Pool Furniture Strapping and Repainting
- Furniture will be unavailable 3–4 weeks during work
  - Pricing:
    - Pick-up & delivery: **\$80**
    - \$5 per strap
    - **Total Expected Cost: \$1,667.02**

**Board to select strap color** (samples available). Jennifer would like more vibrant colors.

**Board Consideration:** Approve re-strapping & painting

- B. Pool Shower Remodel Bid
- LM Floor & Shower Specialists - \$5,995.00

**A motion was made and seconded (LaCanse/Klaudt) to approve the furniture re-strapping for \$1,667 and remodeling the pool shower for \$5,995. Motion passed.**

- C. Townhall In-Person Paint Q&A
- December 17 & 20.
  - Possibly another on Jan 2 or 3.

**VII. Homeowner Forum**

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None

**VIII. Next Meeting**

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**January 13, 2026 at 4 PM via Zoom**

**IX. Adjournment**

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**There being no further business, a motion was made and seconded (Klaudt/Steinman) to adjourn the meeting at 4:55 PM.**

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