
Las Palomitas Association
Board Meeting Minutes
Tuesday, November 14, 2017

Catalina Foothills Church, 2150 Orange Grove Rd, Room 401-3

Board: Present

X **Cassandra Meynard**, President
X **Monica Manning**, Vice President
X **Ray Soule**, Treasurer
X **James Wolf**, Member at Large *via phone*
X **William Falsgraf**, Member at Large
X **Terry Davis**, Member at Large

Staff:

X **Donna Wood**, Managing Agent
X **Trudy Rahn**, Meeting Minutes

Homeowners:

I. President Cassandra Meynard called the meeting to order at 4:04 PM. All board members present constituting a quorum.

II. Approval of Minutes

- **A motion was made and seconded (Falsgraf/Manning) to approve the October 10, 2017 Meeting Minutes. All approve. Motion passes.**

III. Financial Report (Ray Soule)

Report on the **October 2017** Financials:

Operating Account	\$ 76,231.69
Reserve Account	<u>\$ 103,185.15</u>
Total Assets	\$ 179,416.84

- a. Current Liabilities are \$3,086.09 (Prepaid Income).
 - b. Retained Earnings are \$119,384.84.
 - c. Net income is \$56,945.91.
 - d. Administrative Expenses are under budget this month by \$2,583.60. YTD \$3,547.76 below budget.
 - e. Maintenance is under budget YTD by \$702.26 and Utilities are over budget by (\$177.76).
 - f. Reserves: In October, \$6,059 was transferred into Reserves. No expenses were used from reserves in October.
 - g. Seven homeowners are delinquent / 30 days on dues.
- **A motion was made and seconded (Soule/Davis) to approve the October 31, 2017 Financials as presented, and to approve the transfer of \$6,059 from the Operating Account into the general Reserve Account. All approve. Motion passes.**

IV. Reports

A. Master Association Report (Monica Manning)

LPPOA met on October 17, 2017.

Homeowner made a comment at the Master Association Meeting that the Executive Session seems to be where the real meeting and decisions are being made. The MA Board member, Emery Barker, clarified that they are not subject to the open meeting law because they do not represent homeowners associations but *property owners association*.

Traffic efforts – Primary focus of this meeting was on traffic calming efforts based on speeding initially recognized on Cadena de Montanas but understood to be problematic on numerous LPPOA roads. Opposition expressed to speed bumps, recommended focus was on flashing speed signs with camera such as The Villages use. Committee created of Soulsby, Trachtenberg, and 2 homeowners to be identified to recommend action on line of sights that can be improved. Board will continue the investigation of “driver feedback” devices as it initiates a traffic study on all LPPOA roads. Exploring a new CAP (gate access) software that may capture license plate and driver’s photo, with the resident dove decal on RFID.

B. Design Review Committee (DRC) Report (James Wolf)

Teleconferencing was not made available for the last DRC meeting. The minutes from the last meeting have not been sent out yet.

3R Landscape has taken down the pepper tree that was in violation.

C. Management Report (Donna Wood)

No New homeowners since the last meeting in October.

No issues with the pool

Lighting:

In January 2018, Dave Rishor will be updating the lights at the pool area. Ray mentioned a concern about bugs being “captured” in the over the vanity bathroom lights, but they will turn those downward (as they can be installed either way).

Front entrance:

Darbi Davis of Red Bark Designs met with Ray Soule and Donna Wood to talk about a proposal for the entrance area to make it more clean and up to date. Ray would like to get more Landscape Architects as Darbi Davis is not holding a bigger vision for the common areas. Donna will create an RFP (Request for Proposal) and get more submittals.

Road Maintenance:

Three road proposals for 2018 have been submitted to the Board for review.

They came in as follows:

Sunland Asphalt:	\$10,908.00
Eagle Rock:	\$10,907.47
Tucson Asphalt:	\$12,047.79

Outdoor Furniture:

The 2018 budget has \$2,700 allocated for pool furniture. Two umbrellas, barstools and new chairs are needed. The board would like to have the colors researched as well as possibly re-strapping and recoating the existing pool furniture.

V. Old Business

Terry Davis mentions pool security (such as wrought iron or cameras) as old quotes have long expired. This is tabled.

VI. New Business

Road Bids – Sunland Asphalt, Eagle Rock, and Tucson Asphalt

- **A motion is made and seconded (Davis/Manning) to approve the Sunland Asphalt Road bid for \$10,908.00.**

DRC Submittal

3883 E. Via Del Verdemar, Lot 104 – submittal for drought tolerant tree.

- **A motion is made and seconded (Manning/Soule) to approve and forward to the DRC. All approve. Motion Passes.**

VII. Next Meeting

The next Board meeting will be held on Tuesday, December 12th, 2017 at 4:00 PM at the Catalina Foothills Church.

VIII. Adjournment

- **There being no further items of business, a motion was made and seconded (Manning/Davis) to adjourn the meeting. All approve. Motion passes. The meeting ended at 5:00 PM.**

Las Palomitas Board Members	Phone	Email
Cassandra Meynard , President	520-979-5014	c.meynard@yahoo.com
Monica Manning , Vice President	520-638-5514	mmanning@umn.edu
Raymond Soule , Secretary/Treasurer	520-615-5232	ray@hootcreek.com
William Falsgraf , President	520-615-3189	wwfalsgraf@gmail.com
James Wolf , Member at Large	703-898-7476	gpawolf87@aol.com
Terry Davis , Member at Large	520-299-3814	davisdt@telus.net
Donna Wood , CMCA, AMS	520-298-2146	donna@pinehurstproperties.net