

# **Las Palomitas Homeowners Association**

## **Annual Meeting Minutes**

### **January 28, 2015**

The Annual Meeting of the Las Palomitas Homeowners Association was held on January 28, 2015 at 7:00 p.m. at Catalina Foothills High School, 6866 E Sunrise Dr. Board members present were Gloria DeVore, Ray Soule, William Falsgraf and Monica Manning. Representing Associa Arizona was Mandi Bates.

#### **Call meeting to order**

The meeting was called to order at 7:00 p.m.

#### **Determination of Quorum**

- Quorum was attained with 34 Homeowners represented in person and by absentee ballot.

#### **Introduction**

- Each Board member was introduced to those present.
- Mandi Bates attended as a representative from Associa Arizona.

#### **Annual Meeting Minutes**

An amendment was made to the 2014 Annual Meeting Minutes to note that Monica Manning was nominated to serve on the board and the Board of Directors voted to approve that nomination at the February 2014 Board Meeting. Bill Falsgraf, Terry Davis, Ray Soule and Gloria DeVore were voted in by a tallying of the votes.

**A motion to approve the January 29, 2014 Annual Meeting minutes as amended, was made by Monica Manning, seconded by Ray Soule and passed with a unanimous vote.**

#### **Election of Directors/Voting**

- There are five Board positions open for the election.
- Gloria DeVore, Ray Soule, William Falsgraf, Monica Manning and Terry Davis are candidates for the Board.

#### **Committee Reports**

##### Financial

- The December 31, 2014 financials were reviewed with those present.
- Budget variances were reviewed.
- Homeowners were requested to report irrigation leaks to the management company.
- \$58,250.00 was added to the Reserve Fund.
- Delinquencies were discussed.
- The major project scheduled for 2015 is the replacement of the entire irrigation system.
- Information was provided on the budgeting process.
- Information was provided on the \$9,100.00 positive variance for Rural Metro.
- The 2015 assessment was increased by \$18.00 per quarter.

- The Board hopes to have enough funds to secure the pool area.
- The Board discussed heating the pool for the remainder of the year.

**A motion to approve the Officer and Directors financial actions for 2014 was made by Monica Manning, seconded by Gloria DeVore and passed with a unanimous vote.**

**A motion to heat the pool for the remainder of the year was made by Monica Manning, seconded by Gloria DeVore and passed with a unanimous vote.**

### Community Update

- The Homeowner roster prepared by the Master Association was not acceptable. Janet Falsgraf volunteered to prepare another roster. Homeowners must approve any personal information to be included in the roster.
- Exterior painting is on the schedule for 2016. Additional information and scheduling will be provided next year.
- A new website that is going to be more user friendly is under development with Associa Arizona. Homeowners were encouraged to register to use the current website.

### Questions & Answers

- A Homeowner reported the spa cover is missing.  
**Ms. Bates was requested to try to find the spa cover.**
- A Homeowner wanted to know if the contractor would provide a map for the new irrigation system. He wanted to know why the irrigation is set for three times per week in the winter.  
**Sectional control boxes will be included with the new irrigation system. The Board is going to hire a professional to oversee the design and installation of the new system.**
- A Homeowner wanted to know how quickly leaks are repaired.  
**Leaks are normally repaired within one to two days. Large leaks receive immediate attention. The new system should work similar to the system in Ridge IV.**
- A Homeowner requested information on the grant program that was referenced in the 2014 minutes.  
**Several years ago, Tucson Water Company offered payment to Associations that would upgrade their irrigation systems. The program is no longer available.**
- A Homeowner recommended the Board contract with a consultant immediately to make recommendations to the Board.  
**The Board will review the proposal and meet with the consultant. The consultant will be involved in every aspect of the project.**
- A Homeowner advised it is important for the Board to be available during the big project.  
**The project should take between eight and twelve weeks. Ms. Bates walked the community with a plumber to note issues. It was recommended that the Association cap emitters where there are no plants.**
- A Homeowner wanted to know if the low spots on the road where water pool had been addressed.  
**An asphalt company advised pooling water is not an issue unless it stays for more than 24-hours. Homeowners should report pooling to the management company.**
- A Homeowner wanted to know the status of the coupon books.  
**Homeowners should have received the coupon books several weeks ago.**

- A Homeowner requested information on the pool issue that occurred in July 2014. He advised the water level was down approximately three inches. He wanted to know if the Association was reimbursed for the water.

**Ms. Bates advised she is not sure what occurred in July since she was not working for the management company. The current pool contractor is doing a good job with the pool.**

**Homeowners were requested to report issues at the pool to the management company. The water company was contacted about a credit for the additional water usage and it should appear on the next statement.**

- A Homeowner expressed concern with residents from Ridge IV parking vehicles in guest parking.  
**The vehicle belongs to a tenant and will be towed.**
- A Homeowner reported a commercial van parked in guest parking.
- A Homeowner advised the street signs are faded and should be replaced.  
**The Board will investigate replacing or repairing and repainting the street signs.**

#### **Announce Election/Voting Results**

- Gloria DeVore, Ray Soule, William Falsgraf, Monica Manning and Terry Davis were elected to serve on the Board.

#### **Adjournment**

**With no further business to discuss, a motion to adjourn at 8:14 p.m. was made by Ray Soule, seconded by Gloria DeVore and passed with a unanimous vote.**