
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, May 12, 2020 at 4 PM
Virtual Meeting

| Board: Present | | Staff: | |
|-----------------------|--|---------------|-------------------------------------|
| X | Terry Davis , President | X | Donna Wood , Managing Agent |
| X | Jim Davis , Vice-President | X | Joan Groom , Meeting Minutes |
| X | Sarah Frieden , Member at Large | | |
| | | | |
| | Owners Present | | |
| | Judith Noiseux & Hans Klaudt | | |

I. Call to Order

The meeting was called to order at 4:01 p.m. after establishing a quorum with all members present.

II. Homeowner Input

- Judith said things are looking better in the yards. But she is frustrated with people and thier dogs, leaving doggie bags scattered around. Donna will send her info to register complaint with Master Association. She suggested sending photos.
- Hans said there are more people out and about and it's encouraging how people are practicing social distancing. We feel safe in our community.

III. Minutes Approval

A motion was made and seconded (Frieden/J Davis) to approve the March 10, 2020 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Donna Wood*)

March Financials

| | |
|---------------------|---------------------|
| Current Assets | \$ 68,409.15 |
| Reserve Assets | \$ 218,614.88 |
| TOTAL ASSETS | \$287,024.03 |

April Financials

| | |
|---------------------|---------------------|
| Current Assets | \$ 83,155.90 |
| Reserve Assets | \$225,354.71 |
| TOTAL ASSETS | \$308,510.61 |

- **Income: April income is under budget by \$8,570 (refer to Executive Session).**
- **Administrative Expenses: Over budget by \$22,917.18** insurance was not budgeted for April, but should balance out by year end. Our Rural Metro insurance is over by \$67.91. We weren't aware they raised dues when we made the budget. Everything else is close to budget.
- **Maintenance: Under budget by \$195.**

- **Utilities: Over budget by \$625.65.** Under budget in everything except water which is over budget by \$937.54. I will investigate this issue further. Perhaps there is an underground water issue somewhere.
- **Total Expenses:** We are over budget for April by \$2,451.92.
- **Reserve Expenses:** No Reserve expenses for April. **However, for May there will be about \$2,500 for landscape cleanup.**
- **Transfer:** Monthly transfer to Reserves of \$6,600.
- **Transfer:** \$6,600 to Reserve Account monthly.

V. Reports

A. Management Report *(D. Wood)*

| In Escrow | | | | | |
|----------------------------------|----------------------|-------|------------------|--------------|-------------|
| Escrow Date: 3/15/2020-4/30/2020 | | | | | |
| New Owner | Unit Address 1 | Lot # | Previous Owner | Process Date | Escrow Date |
| Andrew & Aki Travis | 4061 E Via Del Vireo | 146 | Annie Hyun Jeong | 4/27/2020 | 4/22/2020 |

Landscaping: Over the last two months I have noticed the landscaping is not being maintained to our expectations. The number of complaints from owners also increased over this time. Yesterday morning I met with Brandon Williams, owner of Southwest Grounds and area supervisor, Juan. We walked sections of the property that looked neglected and plants that should have been trimmed in early April. Overall, the individual owners' front yards did not look good either. As a result of our meeting, we are changing out the crew leader. Juan will be onsite training the new leader over the next four weeks. We should notice a vast improvement in short order.

I had a conversation with Brandon regarding the irrigation lines. As the weather heated up, we started to see lots of irrigation leaks from poly lines ripping under different pressure. He will be submitting a proposal to use PVC lines and he will give a proposal by street. Right now, Chiquiri seems to be the biggest issue.

Joseph Johnson, a landscaper recommended by John Twomey, will cut and seal some root tress in the triangle common area as well as cut and seal the roots by the driveway that was re-done. Burying salt in tree roots turns the roots in a different direction. This was completed on May 9th. Now we will schedule landscape rock to go in that area as well as the side area on Verdemar before the pool.

I am also working with Greg Brubaker to clean up some of the common areas that are used as walking paths between streets. This will be a welcome improvement.

Sarah said Texas Ranger by mailboxes needs to be replaced. Donna said some plants there will be replaced and hide the water meter.

Pool Area:

We continue to maintain the pool, but have turned off the heaters for the pool and the spa to save on gas. Once the Governor releases "communal" pools with updated guidelines, we will work with Board to have the pool reheated. We hope to know more soon. We will place pool chairs in compliance with the guidelines. The only issue we may have is locking the bathrooms as they are a risk. So we will need to change the locks as bathrooms currently use the same key as the pool. Sarah and Judith are concerned locking bathrooms will cause some to use the pool as bathroom. Donna will see about adding additional chlorine to kill germs.

Miscellaneous: I wanted to give you and update on what I know about the new entry system. We now have about 76% of the people in LPAL who have submitted forms. Donna was asked to send reminders to remaining 24% to submit forms, but doesn't want to spend any more time on it as she has already sent several requests. They will have to stand in line at the gate.

La Paloma is hoping for an summer integration for the new entry system. This has been delayed because of COVID 19. The new system will utilize an RFID (radio frequency tag) that will be affixed to your headlight. This will automatically open the gate for you to bypass the gate staff and drive through an "RFID tag only lane." This will allow less traffic and wait times at the entry gate and more efficient use of personnel.

The La Paloma sticker will be phased out after this year. It presents a security risk since people can move out or tenants leave and still have access in La Paloma for the remainder of the calendar year. With the RFID tag, if an owner or tenant moves out, it will be immediately "turned off."

Issues

We continue to work with homeowners on any issues they may have.

I have had several conversations with the Ostrowski's regarding their tenant neighbor. I have been in contact with the management company as well as the tenant.

I believe we will have more issues with parking once the new RFID tags are in place.

VI. New Business

A. Landscaping Update

- See Management Report above. Donna will send photos to Terry, who is away.
- Sarah said the concrete in front of mailboxes has black stuff on it and maybe the cleaning service needs to look into it. Donna will have them check it out.

B. COVID 19 – Pool Opening

- Sarah is wondering about the pool shower. Donna will ask plumber if shower can be temporarily disabled.
- Terry asked if Sarah and Jim are comfortable opening the pool as long as we are able to follow the guidelines. They both said yes.
- Signage will be placed in several places regarding the pool guidelines.

- Jim asked about LPAL insurance. Donna said no insurance covers viruses and the burden would be on the homeowner to prove they contract COVID 19 at the pool.

VII. Next Meeting

September 8, 2020 at 4 PM

VIII. Adjournment

There being no further business, the meeting adjourned at 4:29 PM.

| Las Palomitas Board Members | Phone | Email |
|------------------------------------|--------------|--|
| Terry Davis, President | 520-299-3814 | davisdt@telus.net |
| Jim Davis, Vice President | 520-306-7180 | Jdavishoa@aol.com |
| Sarah Frieden, Member at Large | 520-955-2850 | Sarahfrieden11@gmail.com |
| Donna Wood, CMCA, AMS | 520-298-2146 | donna@pinehurstproperties.net |