

**Las Palomitas  
Board of Directors Meeting  
Tuesday, May 10, 2022, 4:00 pm  
Zoom Virtual Meeting**

<b>Board Present</b>  Terry Davis, President Jim Davis, Vice President Stephanie Kirz,  <b>Members Present</b> Linda Head Helen Steinman	<b>Staff Present</b> Christy Johnson, Managing Agent   <b>Independent Contractor</b> Sarah Morrison-Kiernan, Meeting Minutes
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**Board Meeting**

**1. Call to Order**

Terry Davis called the meeting to order at 4:03 p.m., after establishing that a quorum was present.

**2. Homeowner Input**

No homeowner input

**3. Minutes Approval**

*A motion was made and seconded (Jim/Terry) that the April 12, 2022 Meeting Minutes be approved - Motion passed.*

**4. Financial Report – April 2022 Financials -**

**April 2022 Financials**

Operating: 87,398.39  
Reserves 198,702.94

**Assets    \$ 286,101.33**

## **Income:**

**Administrative Expenses:** Under budget by \$5,351.16.

**Maintenance Expenses:** Our maintenance expenses are over budget by \$560.45. We were over budget on Pest Control and Pool repair (spa light)

**Utilities:** Utilities are over budget by \$2,008.41. Water & sewer were over budget by \$1,817.60 and gas was over budget by \$262.90.

**Total Expenses:** Our total operating expense is about \$18,619.04 about \$2,782.30 under budget for April.

**Reserve Expenses:** We spent \$11,375.00 out of reserves for rip rap along the entrance corridor at \$8,900.00 and \$2,475.00 for the deposit on the spa resurfacing.

## **Transfer**

Our monthly transfer is \$5,682.08

## **5. Reports**

### **Landscape Report (L Head)**

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

1. Continue working with Arcadia Landscaping help them become familiar with the needs of the community and the weekly schedule.
2. The committee found a few issues or at least possible issues with new irrigation that need to be looked at when we walked the project with Drip Doctor. The committee will be working with Drip Doctor to address these issues. Don Black, owner of Drip Doctor let our committee know that as irrigation was being replaced, they discovered that seven homeowners had tapped into the HOA irrigation lines to water their private back yards.
3. The committee met with a Master Gardener from the University of Arizona Master Gardener Program and the Pima County Cooperative Extension. This gentleman was very knowledgeable about desert landscaping and trees. We had asked that he take a look and recommend trees that might best meet the needs of Las Palomitas. We walked with him to show him possible locations. Prior to that he gave us very detailed information on how to maintain healthy trees. He has offered to continue working with the committee to properly select, plant and irrigate new trees and perhaps other vegetation. This is a free, valuable service the county and the U. of A. offer. We continue to gather the info necessary to make a recommendation for additional trees in the community.

4. The committee continues to work on the revision of the “Scope of Landscaping Work” document to clarify the expectation of landscaping work the HOA provides in the community. We will then be able to use some of this to help our homeowners understand what is/should be done. It is something what we will be able to use to evaluate the work of our hired landscaping company. A scope of work documents has existed for quite some time, but it was not detailed and very out of date. It will include how vegetation will be trimmed to maintain a natural look and have healthy vegetation. We still have a few areas to get some expert opinions on but hopefully it will be ready by the next Board meeting.

#### **Activities Completed:**

We are excited to see the completion of the tree planting and rip rap along Via Palomita.

#### **Recommendations:**

The committee would like to recommend that we agree to the request of the homeowner whose mesquite tree fell last year possibly from a long, undiscovered irrigation leak. The homeowner has agreed to a cactus to go in the area where the tree had been.

Submitted by:

Joyce Barkley

Jim Davis

Linda Head

Ginny McCanse

Stephanie Kirz

#### **Landscape New Business:**

- Stephanie makes motion to replace tree with barrel cactus (Jim/Terry)
- Should we take care of front yard?
  - If we are in a position financially and can plan for it
  - Landscape Committee will review
- Should we send letters to owners about connecting into irrigation and how do we determine who is connecting?
  - *Landscape committee will review and make recommendations*
- Drip Dr. – who pays when owner creates issue?
  - Owner should pay when they create issue
  - Let's have owners send photos of issues and they will be put on a list for a possible monthly Drip Dr review.
  - Emergency – defined as large leak
- 4082 E. Via De La Tangara - Tree root breaking pool
  - Stephanie K. visited, root appears to be dead and from a dead tree in yard. Appears to have been there for some time.
  - Recommending sending Davey Pools to investigate, damage does not appear to be significant.
  - Final decision was to have homeowner ask their pool provider to dig out tree root.

#### **Management Report (C. Johnson)**

## **Pool/Spa**

On recent inspections it was noted that the tile in the shower area was separating and will need to be repaired. Upon further inspection it was noted that the tile in the bathrooms and the cabana area are also due for an update. This is not in the budget for this year, but I will be asking for bids if the board agrees. I also noted some of the pool furniture needs to be replaced.

## **6. New Business**

- New Directory
  - Pinehurst will send email to community and gather information for owner roster
  - 45 days for completion

## **Adjournment**

The meeting was adjourned at 4:43 pm. The next meeting will be held on September 13, 2022 4:00 pm via Zoom