
Las Palomitas Homeowners Association

Board Meeting Minutes

Tuesday, May 21, 2019 at 4 PM

Catalina Foothills Church, 2150 Orange Grove Rd, 405-7

Board: Present

- X Terry Davis**, President
- X Jim Davis**, Vice-President
- X William Falsgraf**, Member at Large

Staff:

- X Donna Wood**, Managing Agent

Owners Present

- X Karen Kirwood**, Lot 150
- X Joyce Barkley**

I. Call to Order

Terry Davis called the meeting to order at 4:00 p.m. after establishing a quorum was present.

II. Homeowner Input

- **Nancy Kirwood** mentioned the general lack of attention to the overall landscaping on Vireo. Donna Will address the issue with SW Grounds.
- **Joyce Barkley** noted she attended the Master Association Board meeting earlier today. The main topics addressed were manned gates, new computer system at the gates & License plate reader / CapSure old system is outdated. The management company has roving patrols thru La Paloma.

III. Minutes Approval

A motion was made and seconded (T Davis/J Davis) to approve the April 9, 2019 Board Meeting Minutes as amended. Motion passed.

IV. Financial Report (*Donna Wood*)

- **March Financials**

Current Assets	\$ 97,239.43
Reserve Assets	\$166,850.38
TOTAL ASSETS	\$264,089.81

- Budget is tracking really well.
- Administrative Expenses is over budget by \$6489.77 mainly due to Rural Metro insurance. This is a budgeted item and will balance out by year end.
- Maintenance is running slightly over budget by \$361.87. The over budgeted amount is due to the lighting repair at the ramada.
- Utilities are running under budget by \$297.31. Water/sewer and electricity helped offset the trash services.
- Reserve Expenses: The \$17,400 payment to AZ Tree Service was re-allocated correctly. And \$6,600 was transferred to the Reserves

VI. Reports

B. Management Report *(D. Wood)*

There were no new owners during the month of April & the beginning of May.

April Financials

As of 4.30.2019

Operating: 97,239.43
Reserves 166,850.38

Total Assets 264,089.81

Income: We are \$4889.41 behind on dues income; most should clear up by May 31st

Administrative Expenses: We are over budget for our administrative expenses by due to Rural Metro getting paid in April (however, we are within budget for our yearly expenses)

Maintenance: Our maintenance and repair is running over budget, but mainly due to the pool light electrical re-wiring at the Ramada. (un-budgeted expense)

Utilities – We are running under budget by \$297.31. Our water /Sewer and Electricity helped us offset the trash services.

Reserve Expenses

We re-allocated the tree expense to the correct category.

Transfer

Monthly transfers to reserves at \$6600.

The lighting at the Gazebo

David Rishor has done a temporary for the lights to work in the gazebo! Read below what should be done:

As of the writing of this report, they are resuming work on Wednesday, May 8th and should be completed by Friday. Then we will schedule to repair of the deck. Due to the location, it should not impair use of the pool or spa.

Still no response from Pima County – on my appeal!

Pool Inspection – I have contested the first aid kit and the hose bib with a vacuum breaker. I spoke to our pool service technician and he stated those requirements are more for public pools and not semi-public pools

Landscaping:

Irrigation – It has been an interesting cycle for our irrigation. After all the rains, things started looking dry. Upon investigation someone actually powered off our irrigation system (SouthWest Grounds has no idea who would have done that).

After the system was up and running we have had several irrigation issues: from line break, to animals chewing off emitter ends, etc.

Irrigation

5933 Chiquiri

This one is BAD! We will fix tomorrow (4/30/19). Unfortunately, we will have to remove the penstemons between the sidewalk/front yard to get to this one. It is leaking under the sidewalk in the conduit so we probably will just run a new line.

I spoke to the homeowner and let him know.

5940 N Via del Chiquiri

The 35 year old Oleander roots between her driveway and her neighbor's has literally cracked her water lines. SW Grounds came out and cut down the Oleander and now her plumber is dealing with the water lines at both homes.

4061 E Via del Buho

Irrigation leak due to animal digging up line and pulled the emitter out.

4069 E Via del Vireo

Turns out someone put a real estate sign in the ground and the post severed the irrigation line.

4048 Via del Mirillo

Animals chewed on the emitter lines pulling it out of the larger feeder line.

4030 Via del Mirillo

The irrigation line is broken under the driveway conduit. They are scheduled to replace this line on Friday, May 10th

Master Association Communication

It looks like (I am unable to reach Alissa) Alissa may not be the community manager and it may be Howard Schmitter. It feels like there is lots of confusion on how communication goes out, who initiated the communication. I sent out a community email from a notice that Joyce Barkley forwarded to me from another association.

VIII. New Business

A. Master Association Communication

We are still working on meeting with the community manager for the Master Association. Our goal is to have a hierarchy or standard protocol for communication from the Master Association to the Sub-Associations.

B. Irrigation Leaks

This spring the landscaping company has been dealing with an overabundance of irrigation leaks. The details are listed in the management report.

IX. Next Meeting

Tuesday, September 10th at 4:00 pm.

All owners are welcome and invited to attend.

X. Adjournment

There being no further business, the meeting adjourned at 4:25 PM.

Las Palomitas Board Members	Phone	Email
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Jim Davis, Vice President	520-306-7180	Jdaz4201@yahoo.com
Bill Falsgraf, Member at Large	216-598-3525	wwfalsgraf@gmail.com
Donna Wood, CMCA, AMS	520-298-2146	donna@pinehurstproperties.net