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Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, April 9, 2024 at 6:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Jim Davis , President	X	Sarah Kiernan , Managing Agent
X	Jennifer Zehr , Vice-President		
X	Casandra Maynard , Secretary/Treasurer		
X	Terry Davis , Member at Large	X	Independent Contractor
X	Helen Steinman , Member at Large		Joan Groom , Meeting Minutes
	Owners Present		
X	Mary Risberg	X	Hans Klaudt & Judith Noiseux
X	Linda Head	X	Marc Wolfe
X	Virginia McCause	X	Stephanie Kirz

I. Call to Order

The meeting was called to order at 6:00 PM. after establishing a quorum.

II. Homeowner Input

Hans mentioned speeding, especially in the evenings. Master Association has signs saying speeding will result in speed bumps. Why are there no such signs about speeding in LPAL? Jim & Terry said speed bumps were never discussed. Jennifer suggested trying signs on certain streets. Marc suggested getting plate number of speeder and reporting it to the guard gate. If you know the homeowner, contact Sarah. Jennifer suggested Hans research whether speed bumps or stop signs work better. Hans suggested speed monitors, which would provide evidence.

Stephanie suggested planting more trees in LPAL. In 2022-2023, 3 streets were identified that needed trees and she asked it be put on the agenda again. Sarah reported it was discussed at the last meeting, but it is not feasible right now. Homeowners are free to submit trees they would like to purchase and plant themselves. Stephanie asked that information regarding free trees be made available to homeowners. Linda clarified only homeowners can plant trees on their property.

Mary raised the issue of how high the trees would be trimmed. Jennifer said the issue is having an attractive community. Linda agreed with Mary that cutting the limbs from some trees could kill them. Landscape Committee will do what it can to protect the trees.

IV. Minutes Approval

A motion was made and seconded (Zehr/T Davis) to approve the March 12, 2024 Board Meeting Minutes as presented. Motion passed.

V. Financial Report (Sarah Kiernan)

March 2024 Financials

Operating Account	\$ 60,608.27
Reserve Account	\$288,002.05
Total Assets	\$348,610.32

Income: Dues income under budget by \$6,255.79. We have a few past due accounts and several accounts that haven't updated their auto pay amount.

Administrative Expenses: Over budget by \$10,446.15 because Rural Metro was paid March 1st instead of in February. YTD we are still on target.

Landscape Expenses: Over budget by \$2,790 because of ongoing irrigation work.

Utilities: Under budget by \$427.69.

Total Expenses: Over budget by \$13,334.47 because of insurance and irrigation.

Transfer: Our monthly transfer is \$4,777.58.

V. Reports

A. Landscape Report (Sarah for L. Head)

Activities in Progress:

The Landscape Committee has not met this past month.

- Since the clean-outs and the irrigation issues were on-going, only monitoring was needed. Bids for the clean-outs are in and, with Board approval the work can be completed in April.
- Irrigation issues continue, but monitoring has been done by the Committee and Sarah. She will be able to get the Board up to date on progress. We need this irrigation to be functioning correctly as we move into Spring and Summer.

Recommendations:

1. It is recommended that we move forward as quickly as possible with the Chiquiri/Mirillo clean-out. This includes the strips, not the houses behind that area. Landscapers will remove anything not native to the desert.
2. **It is recommended that the clean-out along Via Palomita between our main entrance and the Main Gate be done also, as quickly as possible.** The clean-out should also include trimming our new Desert Willows now that they are 2+ years old. They must be pruned to cut the lowest smaller branches to encourage them to become trees rather than bushes. Bid is \$2,700.

A motion was made and seconded (Zehr/T Davis) to approve cleanup along Via Palomita. Motion passed.

3. **It is recommended that we allow Gill Property Solutions to select two 5 ft. or smaller saguaros from our common areas (the ones not visible to the community) at the community main entrance.** At the March meeting, there was concern that we would need a permit. A member of our Committee contacted the Arizona Department of Agriculture and was told that no permit was needed if the property is 10 acres or less. That information is also on the website. Our common areas collectively are significantly less than 10 acres. We should be able to proceed.
4. **Remaining common area cleanouts continue to be a priority.** The Landscape Committee would encourage the Board to O.K. as much of this work as we can afford. There should be no further requests this year outside of tree work, some of which is in the budget already.

Management Report (Sara Kiernan)

In Escrow

3/1/2024 to 3/31/2024

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Silver Feather Properties	3950 E Via Del Verdemar	123	Nancy Clark	3/8/2024	3/5/2-024

DRC Submittal: Lot 169 – Windows – Approved.

Tow Company

Our tow contractor has ordered signs and will let me know when they arrive and can be installed. This should be completed in the next two weeks.

Miscellaneous

Irrigation continues to be an issue. We have held payment until we have a solid plan for repairs. Monsoon was out Friday and found crossed wires. They believe they must have always had an issue and when we switched controllers they finally gave out. Additionally, bad wiring was found in zones 4 and 5. They are working on getting parts and will be back out on 04/09/24. Abraham disagrees with this and will try to find another option. Sarah will send email for owners to water their plants.

Insurance Tree Trimming: I've had trouble getting a 3rd bid. I was counting on Urban Forestry, who called me when onsite, and has not responded or sent bid needed. I've reached out to CAU and asked for an extension and provided update. I'll let the board know once I hear back.

Pool Area: I ordered a new umbrella, had the pool deck power washed, and replaced the gliders on all the furniture. This was an extra expense of \$350 that was needed.

Landscaping Email: Last week I sent an update to the community and provided educational information on the different types of landscaping. Some homeowners have already acted and removed items from outside the wall. We have had no adverse reactions to the common area cleanup and I will have GPS get started ASAP.

Roadwork: I believe road work needs to be tabled until our meeting next month as a 3rd bid has not yet been received.

Saguaros: No permit or permission is required if you have less than 10 acres of common area.

VI. Old Business

- A. Parking Space Striping
 - Speedy Striping - \$1,119;
 - Sunland – speed bump/stripping - \$3,724; crack seal, etc - \$28,453 = \$32,177
 - Need more bids.

- B. Tow Company – No Parking Signs
 - See Management Report above

- C. Insurance – Loss Control Inspection/bids/deductible
 - See Management Report above regarding Loss Control.
 - Sarah needs to clarify what is required and what will happen if we are not in compliance regarding the trees. Linda can supply photos of trees that likely wouldn't survive severe trimming.
 - The Board will postpone decision on deductible increase. There were opinions that raising the deductible would not benefit the homeowners. Sarah will find out the consequences of not raising the deductible. The Board will contact their insurance carriers to see what that means for homeowners. Sarah clarified there can be tiered deductible amounts for different areas of policy. She should have an *Action in Lieu of Meeting* to send out next week.

VII. New Business

None

VIII. Next Meeting

May 14, 2024, at 6 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (Zehr/T Davis) to adjourn the meeting at 6:47 PM.

Las Palomitas Board Members	Phone	Email
Jim Davis, President	520-306-7180	Jdaz4201@yahoo.com
Jennifer Zehr, Vice President	612-382-4854	jkathrynz@gmail.com
Cassandra Meynard, Sec/Treasurer		
Terry Davis, Member at Large		
Helen Steinman, Member at Large		
Sarah Kiernan, CMCA, AMS	520-298-2146	sarah@pinehurstproperties.net