

Draft

Las Palomitas Homeowners Association

Board of Directors Meeting

February 15, 2016

Present: Monica Manning, Bill Falsgraf, Jim Wolf, Cassandra Meynard and Ray Soule.
Also present was Mandi Bates with Associa Arizona.

Absent: Terry Davis

Call to Order

The regular Board meeting of Las Palomitas was called to order by Board President, Bill Falsgraf at 3:04pm.

Homeowner Concerns

- No Discussion

Hearings

- No Hearings

President's Comments

- Management Contract Review has been moved to the Executive Session.

Approval of Minutes

- The Board reviewed the Organizational Meeting Minutes from January 20, 2016.
A motion to approve the January 20, 2016 Organizational Meeting Minutes as written, was made by Ray Soule, seconded by Jim Wolf and passed with a unanimous vote.
- The Board reviewed the January 18, 2016 Board Meeting Minutes.
A motion to approve the January 18, 2016 Board Meeting Minutes as amended, was made by Monica Manning, seconded by Ray Soule and passed with one abstained vote.

Financial Report

- The January 2016 financials were reviewed with the board.
- The Board Treasurer expressed some concerns that the Reserve Contribution was not deposited in January.
- Re-class \$850.00 for sidewalk repairs to the Reserves.
- Ray Soule will email all questions regarding the financials to Ms. Bates for clarification.

ARC Violations

- The Board discussed the current violations.
- A resident continues to violate the parking rules and violations will be closely monitored.
- A formal complaint was filed with Pima Animal Care Center in regard to barking dogs on Via del Buho and the complainant is completing a log for documentation purposes.

Management Report

- The Management Report was given.
- Two umbrellas were ordered from Home Depot online and will arrive on February 22.
- The Pepper trees need to be tagged in order to be scheduled for removal.
- New board books have been ordered and will be dropped off at the new board members homes.

Unfinished Business

Plantings – 3966 E. Via del Verdemar

- A Palo Verde was uprooted during the storm in late September and removed by 3R Landscaping.
- The owner has expressed a concern that her backyard is “wide open” and her home is now visible to anyone going by.

Ms. Bates will obtain a bid from AAA Landscape to complete the work.

Plantings – 5941 N. Via del Chiquiri

- The homeowner lost a tree in the storm late September and would like to have a Tecoma Stans (Yellow Bells) planted in its place.
- The homeowner will be asked to submit an ARC form for approval.

Ms. Bates will get legal opinion on if the board can approve plants not listed on the approved plant list and how they go about documenting the approval.

Exterior Painting - Dunn Edwards

- The board discussed having additional renderings provided by Dunn Edwards of each style of home and in each color scheme.

Ms. Bates will contact Tracey Everett with Dunn Edwards and get a cost for additional renderings if additional renderings are allowed.

- The board would like to know what the next step is in moving forward with the paint project.

Pool Bars

- An option to place planters on the ledges of the pool walls with cactus inside was made by a board member.
- The board will review installing pool bars after the invoices for the irrigation project have cleared.

New Business

Parking Policy

- A suggestion to obtain legal opinion on shortening the Violation Policy was made.
- There are two policies in place that are conflicting. One is specific to parking and the other is general Violation Policy dated 2011.

Ms. Bates will get legal opinion of whether or not the board needs to rescind the 2010 Parking Resolution.

- In order to be in compliance with the CC&R's, any pet residing within Las Palomitas will need to be registered.

Ms. Bates will get legal opinion on the information that can be requested of a renter.

Review of Annual Meeting Procedures

- Reviewing of the Annual Meeting Procedures was tabled until the March 21, 2016 meeting.

Next Meeting

- Board Meeting: March 21, 2016- Associa Arizona Offices, 6840 N. Oracle Rd. Ste. 130 at 3:00pm

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 5:15 p.m. was made by Monica Manning, seconded by Ray Soule and passed unanimously.