

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

April 19, 2010

Present: Terry Davis, Bill Falsgraf, Stephanie Kirz and Larry Westberg. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: John Twomey, Jennifer Zehr and Gloria DeVore

Homeowner Present: Sandra Brown

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:25 p.m.

Determine Quorum

- Quorum was attained with four Board members present.

Homeowner Concerns

- No Discussion

Approval of Minutes of March 22, 2010

A motion to approve the March 22, 2010 meeting minutes as written was made by Bill Falsgraf, seconded by Larry Westberg and passed with a unanimous vote.

Financial Report – Jennifer Zehr called in report

- The March 2010 financials were reviewed. Jennifer Zehr requested that the Board approve taking \$3000 from the general reserves to be applied towards cost of tree trimming.

A motion to approve the March 2010 financial reports as presented and to use \$3000 from general reserves to pay for tree trimming was made by Larry Westberg, seconded by Stephanie Kirz and passed with a unanimous vote.

- CD matures April 25, 2010.

Committee Reports

ARC

- No Report

Landscaping – John Twomey called in report

- Irrigation – lines that are not working will be handled when John Twomey returns.
- Irrigation repair costs will be paid from operations not reserves.

Communication

- No Report

Pool/Spa

- Spa – not working properly, maintenance will repair.

Violation Report

- A violation report was included in the Board packet for review.

Management Report

- A written report was included in the Board packet and reviewed.

Unfinished Business

- Pool cool decking – proposals are being completed and will be presented at next meeting.

New Business

- Trash – discussed going to containers for trash and recycle.
The Board asked Ms Weber to see if Waste Management will lower rate at renewal if the Association goes to containers.
- Homeowner had previously requested permission to paint wall at Chiquiri and Verdemar. It will take two five gallons of paint. Homeowner asked if Board would approve and additional \$100.
A motion to approve the additional \$100 for another five gallons of paint was made by Larry Westberg, seconded by Stephanie Kirz and passed with a unanimous vote.
- Red alert cards were discussed. Card has a magnet on the back and includes important information from the Association.
The Board asked Stephanie Kirz to design card and secure bids for cost to print. Also, cost for magnet on back of card.

Adjournment

With no further business to discuss, a motion to adjourn at 4:03 p.m. was made by Larry Westberg, seconded by Stephanie Kirz and passed with a unanimous vote.

Respectfully Submitted,
Kolleen K Weber, CMCA
Community Association Manager
For Las Palomitas Homeowners Association