
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, October 12, 2021 at 4:00 PM
Zoom Virtual Meeting

Board: Present

- X Terry Davis**, President
X Jim Davis, Vice-President
A Pete Torrez, Member at Large
X Stephanie Kirz, Member at Large

Owners Present

- X Joyce Barkley**
X Sarah Frieden

Staff:

- X Donna Wood**, Managing Agent

Independent Contractor

- X Joan Groom**, Meeting Minutes

- X Linda Head**

- X Lynn McCanse**

I. Call to Order

The meeting was called to order at 3:58 p.m. after establishing a quorum with three members present.

II. Homeowner Input

Sarah – trees are looking good; no one has moved into one house at end of our cul de sac. Another house closed escrow and I suppose someone will be moving in soon.

III. Minutes Approval

A motion was made and seconded (J. Davis/Kirz) to approve the September 14, 2021 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Donna Wood*)**September 2021 Financials**

Operating: \$70,124.37

Reserves \$238,043.76

Assets \$308,168.13

Income:

Administrative Expenses: Slightly over budget by \$493. Mainly due to website expense. This has increased from our budgeted \$275 (based on historical spending), to now just over \$600. All other items are running at or just below budget.

Maintenance Expenses: Our maintenance expenses are running under budget for September by just over \$1000. Our maintenance and repair general at \$295.00 is for welder to come and weld the metal attachment back on to the pool gate.

Utilities: Just under budget by \$262. Trash Gas & Electric all over budget but water is under budget by over \$900!!! That is a testament to the replacement and repairs of the irrigation system with hopefully more to come this year.

Total Expenses: Our total operating expense is about \$834. Under budget for September and under budget YTD by almost \$15K.

Reserve Expenses: We have spent money out of the reserves for tree trimming (phase II approved for the mistletoe removal and then structural clearance), because of our heavy monsoons, the tree growth was more than anticipated, replacing trees.

Transfer

Our monthly transfer is \$5,682.08

V. Reports

A. Landscape Report (*L. Head/ A. Constant*)

Activities in Progress:

1. The committee is working with Donna to finalize plans for the upcoming tree replacement along Via Palomita. The committee and Donna decided that the best trees along that street will be the desert willow (see photo below). The desert willow is native to the Sonoran Desert. It is a smaller tree. In summer, few trees can rival the beauty of flowering desert willow. Along with replanting, the irrigation should be replaced in that area to make sure the trees will get the water they need to establish. They will also need some additional water, particularly in the summer months, to thrive and be healthy. Additionally, to mitigate erosion and to add to the beauty of our community as well as the entire community of La Paloma, we would like to replace the small sections of rip rap in a few areas along the walkway (which is inadequate and has eroded) and secure the slope from Las Palomitas entry to the south end of our community near the Main Gate. Much of this section does not have erosion control. Donna has submitted plans to the Design Review Committee and recommended that they share the costs of this project. The DRC will review the plan and request this month. This is an opportunity to finally address the problems and needs of this very visible part of our community with the help of the Master Association.
2. The committee has not met this summer due to travel, but we have remained in touch. Now that dead and dying trees have been removed and mistletoe has been removed, our attention has turned to tree planting along Via Palomita and irrigation. RO Landscape and Tree Service and owner, Stan Lowry, have done an outstanding job. Committee members have been monitoring the work of our new landscape company as well.
3. Committee representative, Linda Head, is working with Donna to resolve the problems with the irrigation replacement project that was done by Southwest Grounds. After meeting with representatives of the company, SWG came back in July to finish and repair parts of that installation. They were here one day, did some work, dug a trench at the Davis house, blocked off the trench for safety and never came back. We were forced to file a complaint with the Registrar of Contractors in September. Immediately, we were contacted by owner, Aaron Williams, and met with him. Aaron Williams agreed that this project was not done well, however we are not satisfied with what he has done to resolve this. Negotiations continue.

He came back & said covering spaghetti lines wasn't his responsibility. There were 2 houses where they did not extend irrigation in January because it was difficult, which we didn't discover until June. In July, they dug it up and staked it but never came back. Donna reported our contact person left and we were never notified. Williams wants to say leaving job from July-October was because of scheduling problems and rain. He claims since the latest irrigation is above a joint in

Terry's walkway, they don't have to deal with it because it would be a safety hazard. That's not true. It was an issue with underground system not working right. But it's the same as other houses. There will be walk through tomorrow at 10 a.m. Donna prefers to have Drip Doctor fix it if they balk. We withhold payment.

4. Future plans include assisting when necessary with work along Via Palomita and preparing for vegetation replacement, including trees, shrubs and plants throughout the community in spring. We will be using our own pups as much as possible for this project.

Recommendations:

It is the recommendation of the landscape committee that we move forward completion of replacement irrigation. We continue to have leaks in all areas that have not been replaced.

Lynn McCanse commented on the irrigation leaks.

Jim Davis would like to join the Landscape Committee meetings. Linda will send him info.

C. Management Report (*D. Wood*)

Escrow Date: 9/1/2021-10/7/2021

10/7/2021

New Owner	Unit Address 1	Lot #	Previous Owner	Process	Escrow Date
Kirk Wohlers & Karen Stewart	4023 E Via Del Vireo	154	Garv & Nanette Roth	10/7/2021	10/4/2021

Pool area:

We have had a "nice" run with relatively little issues with our equipment. If repairs start getting pricey moving forward, we will look at the cost of replacing.

Not this month, but the beginning of October we will see the cost to repair the following in the pool/spa area

- **Repair leaking chlorinator**
- **Multiple repairs in various locations of pool, spa & mechanical room**
- **Repair leak on spa pump**

Landscaping

Linda will be reporting on Landscaping.

Our biggest area of expense is currently landscaping & irrigation. We have approximately \$60K remaining in our irrigation replacement project. (Would be \$46,000 if Master Association agrees to share payment.) As mentioned at the September meeting, I strongly recommend replacing the remaining sections of irrigation. I believe we have experienced a drop in our water expense **(YTD by just over \$7K)** just in the replacement and the timely repairs that have been completed to date.

ROC Complaint – SW Grounds

On October 4th we filed a formal complaint against SW Grounds. The owner from Phoenix came and prepared a formal notice of action Linda and I are scheduled to complete a walk thru to address the areas of complaint filed with the ROC on Wednesday, October 13th at 10:00 am
I will defer this report to Linda.

Drip Doctor

He has been busy and responsive to our requests for repairs in a timely manner. If the board approves to complete the remainder of the irrigation project this year, Don and his crew are poised to start in the first quarter and hopefully have the project complete well before summer.

LPPOA Proposal for Tree Replacement Project:

This has gone thru the October 2021 LPPOA DRC review and I will be attending (via Zoom) the LPPOA Board meeting on October 21st at 10:00 am. At this meeting I will have the final proposal for the rip rap (currently have one proposal) along the walkway edge replacement project along Via Palomita. This will certainly create a more "polished & finished" feature for this area that has been neglected for years.

Parking – Guest & Temporary Exceptions for Residents

As you know, with the upgrade to the RFID system into La Paloma, we are now left with how to handle our guest parking situation.

I have received a few helpful suggestions from members and former board members:
It seems to me keeping things as simple as possible makes sense, so I suggest changing the Rules & Regs to:

- 1) Eliminate reference to "La Paloma sticker."
- 2) Eliminate reference to "gate pass."
- 3) Keep the remaining language as is.

Enforcement then is dependent on board members, community members, and the property manager to address circumstances where residents are using visitor spaces. (Property manager would do it directly; board and community members would simply advise the property manager with photo of license plate.)

While I know most community members and perhaps some board members don't want to assume responsibility here, for the time being, I think it's worth seeing if some residents keeping an eye out, along with the property manager, might be sufficient.

Residents would need to recognize that they should not inform the property manager until they see a car has been parking in visitor spaces for a lengthy (perhaps 2-3 week) time period. At that point, the property manager can contact the Gate staff regarding the license plate/ownership of the car. If it is an owner's car, then proceed to remind the owner of the Rules & Regulations regarding residents keeping their cars in the garage.

I realize my preferring a "soft" approach may well be in part because our end of Verdemar (from pool to Julie's house) has quite a few visitor spaces compared to the rest of the community. But the alternatives of registering visitors with the property manager or distributing "guest permits" for visitor parking seem cumbersome.

Anyway, this is just a "for what it's worth" offering.

Monica Manning

I would suggest contacting Management after one week. I might also suggest that you add something to the handbook that states that if a homeowner would have visitors who need parking for more than one week, they need to contact you. You could prepare a "permit" for a period of time (just as the old gate permits) for Las Palomitas that can be forwarded to the homeowner. They can print and then post on their dashboard.

Security in La Paloma

On September 4th or 5th in Ridge Estates a vehicle was stolen from a home. The gate person and Master Association have not been cooperative in addressing the problem. We want to support with a DRAFT letter submitted by Terry Davis on behalf of all the members in Las Palomitas. It is attached here.

Sarah mentioned pool gate spring needs to be fixed. She also asked about xeri-scaping. Terry replied it's been discussed in the past and irrigation was preferred by owners. What is covered by Master Association money we pay? Donna replied the gate and landscaping in common areas, plus road maintenance in Master Association. We pay on a per home basis. One quarter of our dues pays Master Association dues.

VI. New Business

A. DRAFT 2022 Budget

- No HOA dues increase
- Significant money spent from Reserve for irrigation: complete irrigation project; irrigation/landscape rehab.

A motion was made and seconded (J Davis/Kirz) to approve the 2022 Budget as presented. Motion approved.

B. Parking – Guests, exceptions for residents

- Terry thinks it needs to be on agenda for annual meeting. Tags that originally indicated whether cars were parked legally were eliminated with the new gate system. There are so many renters, enforcement will be impossible.
- Sarah thinks abusers are workers who park in front of houses since there are 40 parking spaces and they are seldom all filled. Since homeowners pay for spaces, they should be able to use them.
- Donna suggested members who walk in the mornings could put tags on cars parked for cars parked longer than one week in same space notifying them to contact Donna. Board likes this idea

C. Irrigation 2022

**A motion was made and seconded (J Davis/Kirz) to approve the 2022 Irrigation plan.
Motion passed**

VII. Next Meeting

November 9, 2021

VIII. Adjournment

There being no further business, the meeting adjourned at 4:53 PM.

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