

Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, May 9, 2023 at 4:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Jim Davis , President	X	Christy Johnson , Managing Agent
X	Jennifer Zehr , Vice-President		
A	Stephanie Kirz , Member at Large		Independent Contractor
X	Pete Torrez , Member at Large	X	Joan Groom , Meeting Minutes
X	Courtney King , Member at Large		
	Owners Present		
X	Linda Head	X	Hans Theoklaudt & Judith Noiseux
X	Mary Risberg		

I. Call to Order

The meeting was called to order at 4:00 PM. after establishing a quorum.

II. Homeowner Input

Judith asked if the Master Association will trim hedges along bike path and sidewalk from the gate to Vireo. Christy will send a note. Linda clarified LPAL is responsible for the right side and the trimming needs to be done as part of the cleanout. Judith also mentioned a water leak since last summer at the corner of via Palomita and Ridge Estates.

Linda encouraged the HOA to ask the Master Association to start trimming and landscaping all along the main street, even on our side of the path because we have watered and enhanced it, but it is a long stretch.

Hans mentioned photo of portable outhouse sitting in a parking spot. Christy will address it and check on progress of project.

Courtney mentioned black trash bags. Christy said it's been taken care of.

IV. Minutes Approval

A motion was made and seconded (Zehr/Davis) to approve the April 11, 2023 Board Meeting Minutes as presented. Motion passed.

V. Financial Report (Christy Johnson)

April 2023 Financials

Operating: \$ 93,361.93
Reserves: \$234,907.37
Assets: \$328,269.30

Income:

Administrative Expenses: Under budget by \$173.22 for April.

Maintenance Expenses: Our maintenance expenses are under budget by \$103.44.

Utilities: Utilities are over budget by \$5.92 due to the gas bill.

Total Expenses: Our total operating expenses are \$270.74 under budget for April.

Reserve Expenses: A total of \$17,465 was spent out of the Reserve Budget for April for tree trimming.

Transfer: Our monthly transfer is \$4,666.67.

V. Reports

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

Linda reported they were not in time for new trees to be planted prior to the summer months. The project is at the Master Association Design Review Committee for approval. When it comes back, we will be sure the areas identified for the trees are ok with the homeowners. The plan is to plant in September/October.

The Committee will propose a 5 year plan.

B. Management Report (*C. Johnson*)

See March 2023 Financial Report above.

VI. Old Business

A. Pack Rats

Mr. Pack Rat - \$5,510 for common areas. Contractor wants to do initial cleanout and then have a maintenance contract. Item tabled until next meeting.

B. Pool Furniture

Four new chaise lounges have arrived and 2 old ones were taken to be re-strapped. There is one new umbrella. We are awaiting delivery of the straight back chairs.

VII. New Business

A. Pet Waste Stations & bags

Jennifer asked about supplying bags for the dog stations. Prior to the additional of new stations, people from nearby communities would take numerous bags. Christy will ask Lauren if we should put bags in stations or remove top part.

B. Revision of Parking Rules

To be reviewed and approved in September.

C. Las Palomitas ARC Committee

Jennifer Zehr and Roseanne Webster would be on committee. CC&Rs call for 3-5 committee members. Jennifer will submit a proposal.

D. Las Palomitas Newsletter

Jennifer proposed a quarterly newsletter to transmit information to homeowners be composed by LPAL and submitted to Christy to email.

VIII. Next Meeting

Next Meeting September 12, 2023 at 4 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (Zehr/Torrez) to adjourn the meeting 4:33 PM.

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Courtney King, Member at Large	480-381-8025	courtney@uniontucson.com
Christy Johnson, CMCA, AMS	520-298-2146	Christy@pinehurstproperties.net